So is it really time to adopt another code?

Haven’t things settled down since we’ve been using the I-Codes for a while now?

Is California proposing many changes to the model codes?

How much of my current locally adopted code will be reusable?

… I think I know what I’m doing, have I been doing it right?
TODAY'S TOPICS

- List of codes we will be adopting
- Local adoption process & legal authorities
- Timeline
  - Where are we?
  - Where do we need to be?
  - How do we get there?
- What's new for 2019?
- Frequent mistakes

CALIFORNIA CODES

- What is Title-24, C. C. R.?
  - "California Building Standards Code"
  - Organized into 12 separate parts:

  | CA Administrative Code | CA Energy Code |
  | CA Building Code       | CA State Historical Building Code |
  | CA Residential Code    | CA Fire Code |
  | CA Electrical Code     | CA Existing Building Code |
  | CA Mechanical Code     | CA Green Building Code |
  | CA Plumbing Code       | CA Reference Standards Code |
LOCAL CODES & LOCAL AMENDMENTS

Where is my authority to adopt & amend a local code legally established?
- HSC 18941.5 (Building Standards Law)
- HSC 17958 (State Housing Law)
- HSC 13869 (Fire Protection Districts)

Local jurisdictions shall adopt the CA Building Standards Code for local enforcement within 180-days after Title-24. C.C.R. is published.
In adopting Title-24 for local enforcement, the jurisdiction may amend the standards if such amendments are necessary to address a local geologic, topographic or climatic condition.

HSC 18941.5; HSC 17958; HSC 13869

A copy of HSC 18941.5, HSC 17958, and HSC 13869 are included in the back of the handout.

Administrative Stds. vs. Building Stds.
- Only changes to Building Standards need to be justified on the basis of a local geologic, topographic, or climatic condition.
- Establishment of Administrative Standards does not require justification pursuant to HSC 18941.5, HSC 17958, or HSC 13869.
WHEN TO ADOPT A LOCAL CODE

Within 180-days of Title-24 publication.
- May not be adopted before Title-24 publication.
- Most jurisdictions deliberately time their adoption ordinance to become effective exactly 180-days after T-24 publication (or upon the “established effective date”).
- May be adopted later than 180-days after T-24 publication, but during the interim period of time, the unamended T-24 standards must be enforced.
- Note: This occurs VERY frequently as a result of delayed adoption of Green Building Standards, especially if C.E.C. Certification is required.

When does your governing body meet?
- Do local ordinances typically require two (2) public readings?
- Does your city hold preliminary meetings for “outreach” or “public comments”?

CALIFORNIA RULEMAKING TIMELINE
LOCAL CODE ADOPTION TIMELINE

HOW MUCH TIME DO WE HAVE?

- July 1, 2019 → January 1, 2020
  - Minus weekends/holidays: 184 days, 126 days

- July 1, 2019 → November 12, 2019
  - Minus weekends/holidays: 134 days, 92 days

- July 1, 2019 → September 18, 2019
  - Minus weekends/holidays: 79 days, 55 days
WHAT DO LOCAL AMENDMENTS LOOK LIKE?

- Follow the same format as T-24
- Best to use the same section numbering scheme and sequence
  - But it is not necessary, and some jurisdictions renumber all of the code sections to fit within their own municipal code.
- Amendments to “Building Standards” may not be less protective than T-24
- More flexibility when amending non-building standards and administrative standards
- Examples

WHAT DO JUSTIFICATIONS LOOK LIKE?

- Generally, the best format is to utilize clear text that simply explains that an amendment is necessary to adequately protect the community on the basis of a specific local geologic, topographic or climatic condition.
- It is not acceptable to merely state that an amendment is necessary due to “… a local geologic condition …”
  - Must identify what the local condition is.
- Each local amendment requires justification.
- A particular justification may be used repeatedly.
- A justification does not need to be unique to a particular jurisdiction.
- Examples
**STATE AGENCY AMENDMENTS**

Which state agencies will affect you the most?

- HCD-1 (Hotel, Apartment, Condominium, SFD)
- HCD-2 (Mobile Home Parks)
- DSA/AC (Accessibility)
- OSHPD3 (Licensed Clinics and Outpatient Svcs)

**ADOPTION ORDINANCE**

What are the key elements of a local code adoption ordinance?

- Is there a particular format that must be followed?
- Can all the codes be adopted in a single ordinance, or is a separate ordinance required for each code?

- CBC, CRC, CFC, CPC, CMC, CEC, CEBC, etc.
ADOPTION ORDINANCE

How important is it that local jurisdictions adopt similar codes?

Is bigger and stronger always better?
  - Do local codes always have to be “better”, “greener”, or “more energy efficient” than codes from neighboring jurisdictions?
  - How does the increased cost of compliance fit into code adoption decisions?
  - What is “balanced code adoption”, and what should I consider when developing the local code for my community?

Does code adoption present an opportunity to improve your local codes?

Should you improve your local codes?
  - WUI Standards
  - Grading & Drainage Standards
  - Prescriptive simplification of the code
  - Adoption of appendices
  - Adoption of specialty codes (e.g. ISPSC)
ELEMENTS OF ADOPTION

- Must be adopted by the governing body
  - All amendments must be adopted by ordinance; a “department policy” is not sufficient
  - “Contract Cities” must adopt their own code, even if adoption is “by reference”
- Must include each standard that will be amended
- AB 210 allows “Green Building Standards” to be locally amended as Building Standards
  - Special attention must be afforded to Green Building Standards which also influence Energy Standards
- Amendments must be “… reasonably necessary because of local climatic, geological or topographical conditions.”
- Appendices
  - Not a part of Title-24 unless expressly included

NEW FOR 2019

- Very few substantial changes from the codes we are enforcing now.
- The 2016 Intervening Code Adoption Cycle addressed many changes that would have otherwise been included in the 2019 Rulemaking Packages.
  - Effective date: 7/1/2018
  - Early adoption of many provisions that were adopted into the 2018 I-Codes.
  - The 2019 California Rulemaking Packages “delete” many previously adopted provisions, because they are now part of the model I-Codes.
- … If you’ve adapted to the 7/1/2019 T-24 Supplement, you won’t see many surprises in the 2019 T-24.
ELEME NTS OF ADOPTION

Repeal of prior code
- This is often overlooked by municipalities and is critically important to ensure that obsolete provisions are expressly repealed.

Reference to prior code
- Include a provision that expressly indicates that prior references to the former local code shall be construed to apply to the corresponding provisions of the proposed local code.

JUSTIFICATIONS

What are the key elements of a local jurisdiction’s justification to amend the code?
When is a jurisdiction required to justify their amendments?
Is there a particular format that must be followed?
Can all amendments be justified at the same time?
## Justifications

- Administrative standards do not require justification pursuant to HSC 18941.5/17958/13869
- Building Standards, including Green Building Standards, must be justified on the basis of one or more local *climatic, geological or topographical conditions*
- There is no mandated format for the justifications, as long as the findings are *individually* and *expressly* made by the governing body
  - A Council Resolution is a formal express method that is simple and clean.

### JUSTIFICATIONS

“... the governing body of a city or county, before making any modifications or changes pursuant to Section 17958.5, shall make an express finding that such modifications or changes are reasonably necessary because of local climatic, geologic or topographical conditions.”

- Justifications shall be made first
- “Such a finding shall be available as a public record.”
- “A copy of those findings, together with the modification or change expressly marked and identified to which each finding refers ...”
  - Each amendment must be *individually justified*
JUSTIFICATIONS

Justifications must be filed along with the amendments with the California Building Standards Commission

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, California 95833
Attention: Michael Nearman, Deputy Executive Director

Certified mail with return receipt request is recommended

CBSC will acknowledge receipt

CBSC will not evaluate justifications or amendments
CBSC will file a copy

SAMPLE DOCUMENTS

Sample City Council Staff Report
Sample City Council Resolution of Justifications
   Excerpts: Cover Page/Matrix/Key
Sample Adoption Ordinance
   Excerpts: Cover Page/Several important aspects of adoption ordinances
Guide for Local Amendments of Building Standards
   https://www.dgs.ca.gov/BSC/Codes/Local-Code-Ordinances
   California Code Adoption Webinar (CBSC website)
CEC Certification
   Cost Effectiveness Study
3/2/2019
ORDINANCE NO. 2019-1

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE:


Except as otherwise provided herein, or as herein amended, Volume VII of the Glendale Building and Safety Code, 2018, is hereby adopted as the Glendale Security Code, as previously adopted by Ordinance 6221.


Except as otherwise provided herein, or as herein amended, Volume VIII of the Glendale Building and Safety Code, 2018, is hereby adopted as the Commercial and Industrial Property Maintenance Code, as previously adopted by Ordinance 6221.

SECTION INT-5. Effect of Code as Past Actions and Obligations. The adoption of this Glendale Building and Safety Code, 2018, does not effect any civil lawsuit instituted or filed or proceeding for enforcement initiated or commenced on or prior to the effective date of said Code, does not waive any time or proviso that may be suspended prior to the effective date of said Code, and does not affect any of the rights or duties of any person, firm, or corporation, that are determined or required by the requirements of any ordinance.

SECTION INT-6. Reference to Prior Code. Unless superseded and hereby repealed, references in City laws, ordinances and regulations to the adoption and text of the former Glendale Building and Safety Code, 2008, shall be construed to apply to the corresponding provisions contained within the Glendale Building and Safety Code, 2018. Ordinance No. 6220 of the City of Glendale and all other ordinances or parts of ordinances in effect prior to the adoption of said Code, are hereby superseded and expressly repealed.

SECTION INT-7. Penalty. Unless otherwise provided in said Code, any person violating any provisions of the Glendale Building and Safety Code, 2018, shall be...
gility of a misdemeanor and upon conviction thereof, shall be provided by a fine not exceeding one thousand dollars, or by imprisonment in the City jail or in the County jail of the County of Los Angeles for a term not exceeding six months, or both such fine and imprisonment.

SECTION 100.3. Alterations in existing structures. Alterations to the literal floor-to-ceiling calculations that fall within the scope of this chapter shall be analyzed as required by 100.3.1.


SECTION 4-48. Appendix C. Section 1012.3. Volume I of the Glendale Building and Safety Code, 2008, is hereby amended to read as follows:

1012.3 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, sound and acoustician, location, maintenance, removal and demolition of every building or structure or any portions thereof as prescribed in the building or structures.

1012.3.1 Application. Provisions in the appendix shall not apply unless specifically adopted.

SECTION 4-49. Appendix C. Section 1018.1. Volume I of the Glendale Building and Safety Code, 2008, is hereby added to read as follows:

1018.1 Fire code official responsibility. For those cases which may affect fire or life safety, the building official shall retain the concurrence of the fire code official.


**Guideline for Local Amendments of Building Standards**

This guide provides information for local government and Fire Protection Districts on the requirements of state law for local amendments to building standards.

*July 2016*

An educational publication from the California Building Standards Commission
Available at [www.bec.ca.gov](http://www.bec.ca.gov)
August 23, 2012

Mr. Joe Logue
California Energy Commission
1001 N Street, MSE
Sacramento, Ca 95814

Re: Green Building Ordinance and the Building Energy Efficiency Standards

Dear Joe,

I (John Doe) was discussing with you. I have received a full package of materials to make the City of Glendale's plan simple for you. Enclosed herewith are the following materials, in this order:

2. Agenda for the August 22, 2012 City of Glendale, Building and Water Board of Appeals public meeting. The agenda adds a summary in local language, partially re-describing the information with the Notice of
   Public Hearing.
3. Staff Report for Agenda Item A.1 (Public Hearing—Energy and Water efficiency study related to local
   commitments to the 2030 California Green Building Code associated
   with the City's Climate Action Plan).
4. Copies of all referenced agenda items. The requested agenda items are included in the agenda.
5. Copies of the Ordinance No. 0730, approved by the Glendale City Council on June 7, 2011.

I believe this is everything that you should require. If additional information is desired, please feel free to contact me at your earliest convenience.

Sincerely,

John Doe

City of Glendale, California
Building & Safety Division
City Hall, Room 301
Glendale, CA 91201

Projects, Plan Check & Permit: (818) 243-5200

Energy Cost-Effectiveness of Radiant Barrier Roofs
In the Glendale Green Building Ordinance

May 16, 2012

[End of document]
3.0 Conclusions

Sample population for radiant barrier in the three prototypes single family homes range from 7 to 10 years in the Oxnard climate, with an average of 8.4 years in the 11 to 13 year range. Assuming that the useful life of radiant barrier is 30 years, and based on this analysis, radiant barriers are cost-effective as a mandatory requirement for existing above attic spaces in Climate Zone \textit{9}.

It is also worth noting that even without radiant barrier as a local mandatory measure, it is highly likely that the next iteration of new single family homes would include a radiant barrier in order to meet the 125-btu/year-foot Title 24 performance requirement.

WHEREAS, the City of Glendale has submitted an application to the Energy Commission for approval of a local ordinance with energy-efficiency requirements meeting or exceeding those required by the 2008 Building Energy Efficiency Standards;

WHEREAS, Public Resources Code Section 68002, Title 24, Part 7, Section 10-146 established a process for local governments to apply to the Energy Commission for approval to adopt new versions of Building Energy Efficiency Standards that require additional energy efficiency measures or set more stringent energy budgets; and

WHEREAS, the City of Glendale submitted an application to the California Energy Commission that meets all of the documentation requirements pursuant to Public Resources Code Section 68021, Title 24, Part 5, Section 10-106.

WHEREAS, the City of Glendale has made a written commitment to legally enforce all energy efficiency measures adopted by the City of Glendale, and

WHEREAS, the Energy Commission has the authority to impose penalties up to one thousand dollars per violation of the Building Energy Efficiency Standards; and

WHEREAS, the California Energy Commission has the authority to impose penalties up to one thousand dollars per violation of the Building Energy Efficiency Standards; and

WHEREAS, the Energy Commission has the authority to impose penalties up to one thousand dollars per violation of the Building Energy Efficiency Standards.

Therefore, \textit{BE IT RESOLVED}, that on \textit{November 14, 2012}, the Energy Commission approves the City of Glendale’s locally adapted energy standards, and that these local standards may be enforced by the City of Glendale.

\textbf{CERTIFICATION}\

The undersigned Secretary to the Commission does hereby certify that the foregoing is a true and correct copy of the Resolution as it was regularly adopted at a meeting of the California Energy Commission held on \textit{November 14, 2012}.
THANK YOU!!

Stuart Tom, P.E., CBO, FIAE
(800) 818-3677
stuart@JASPacific.com
stom@iccunsafe.org
November 27, 2007

AGENDA ITEM
Dir. P.W., re: Adoption of 2008 Glendale Building and Safety Code
(1) Ordinance For Adoption and Amending Specific Portions of the California Building Standards Code as the 2008 Glendale Building and Safety Code.
(2) Resolution adopting findings of fact which justify amendments to the California Building Standards Code.

COUNCIL ACTION

Public Hearing [ ] Ordinance [ X ] Consent Calendar [ ] Action Item [ ] Report Only [ ]
Approved for ________________ calendar

ADMINISTRATIVE ACTION

Submitted
Stephen M. Zurn, Director of Public Works

Donald Biggs, Acting Fire Chief

Prepared
Stuart D. Tom, Building Official

David Woods, Fire Marshal

Approved
James E. Starbird, City Manager

Reviewed
Scott Howard, City Attorney

Christina Sansone, Senior Assistant City Attorney

RECOMMENDATION
It is recommended that the City Council adopt an ordinance adopting the Building and Safety Code of the City of Glendale, 2008.

SUMMARY
The Glendale Building and Safety Code is comprised of eight (8) distinct volumes as follows:

Volume I: Building Standards
RESOLUTION NO. 07-216

A RESOLUTION OF THE COUNCIL OF THE CITY OF
GLENDALE, ADOPTING LEGISLATIVE FINDINGS
SUPPORTING AMENDMENTS AND CHANGES TO THE
CALIFORNIA STATE BUILDING STANDARDS CODE AS
CONTAINED IN THE GLENDALE BUILDING AND SAFETY
CODE, 2008.

WHEREAS, the City Council of the City of Glendale, intends to pass an ordinance adopting
the California Building Standards Code which consists of the 2007 editions of the California
Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code; the 1997 Uniform
Housing Code, and making modifications and changes thereto, all of which shall comprise a portion
of the Glendale Building and Safety Code, 2008; and

WHEREAS, the California Health and Safety Code Sections 17958, 17958.5 and 17958.7
require the governing body of a city, before making any modifications or changes to the California
Building Standards Code, to make an express finding that such modifications or changes are
reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City Council of the City of Glendale finds that a departure from the
Building Standards Code is reasonably necessary due to local climatic, geological, or topographical
conditions,

NOW THEREFORE the City Council of the City of Glendale, California, does hereby
resolve as follows:

SECTION 1. Legislative Findings. Modifications and changes contained in the Glendale
Building and Safety Code, 2008, are required in order to provide specific and greater protections to
the public health, safety and welfare than are afforded by the California Building Standards Code
### Volume I

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Added to CBC</th>
<th>Deleted from CBC</th>
<th>Amended from CBC</th>
<th>Justification (See below for key to Justifications)</th>
</tr>
</thead>
<tbody>
<tr>
<td>403.2</td>
<td>Automatic sprinkler system</td>
<td></td>
<td></td>
<td>X</td>
<td>A</td>
</tr>
<tr>
<td>503.2</td>
<td>Construction on contiguous lots under same ownership or occupancy</td>
<td></td>
<td></td>
<td>X</td>
<td>A</td>
</tr>
<tr>
<td>504.2</td>
<td>Automatic sprinkler system increase</td>
<td></td>
<td></td>
<td>X</td>
<td>B, C, &amp; D</td>
</tr>
<tr>
<td>506.3</td>
<td>Automatic sprinkler system increase</td>
<td></td>
<td></td>
<td>X</td>
<td>B, C, &amp; D</td>
</tr>
<tr>
<td>903.2</td>
<td>Where required</td>
<td>X</td>
<td>X</td>
<td></td>
<td>A</td>
</tr>
<tr>
<td>903.3.1.2</td>
<td>NFPA 13R sprinkler systems</td>
<td></td>
<td></td>
<td></td>
<td>A</td>
</tr>
<tr>
<td>903.3.5.2</td>
<td>Secondary water supply</td>
<td></td>
<td></td>
<td>X</td>
<td>A</td>
</tr>
<tr>
<td>907.14</td>
<td>Monitoring</td>
<td></td>
<td></td>
<td>X</td>
<td>A</td>
</tr>
<tr>
<td>907.17</td>
<td>Record of completion</td>
<td></td>
<td></td>
<td>X</td>
<td>A</td>
</tr>
<tr>
<td>911.1</td>
<td>Features</td>
<td></td>
<td></td>
<td>X</td>
<td>A</td>
</tr>
<tr>
<td>TABLE 1004.1.1</td>
<td>MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT</td>
<td></td>
<td></td>
<td>X</td>
<td>A</td>
</tr>
<tr>
<td>TABLE 1015.1</td>
<td>SPACES WITH ONE MEANS OF EGRESS</td>
<td></td>
<td></td>
<td>X</td>
<td>A</td>
</tr>
<tr>
<td>1505.1</td>
<td>General</td>
<td></td>
<td></td>
<td>X</td>
<td>C &amp; D</td>
</tr>
<tr>
<td>TABLE 1505.1</td>
<td>MINIMUM ROOF COVERING</td>
<td></td>
<td></td>
<td>X</td>
<td>C &amp; D</td>
</tr>
<tr>
<td>1505.1.3</td>
<td>CLASSIFICATION FOR TYPES OF CONSTRUCTION</td>
<td></td>
<td></td>
<td>X</td>
<td>C &amp; D</td>
</tr>
<tr>
<td>TABLE 1507.3.7</td>
<td>Roof coverings within all other areas</td>
<td></td>
<td></td>
<td>X</td>
<td>C &amp; D</td>
</tr>
<tr>
<td>1510.7</td>
<td>Clay and concrete tile attachment</td>
<td></td>
<td></td>
<td>X</td>
<td>B &amp; C</td>
</tr>
<tr>
<td>1613.7</td>
<td>Roof sheathing</td>
<td></td>
<td></td>
<td></td>
<td>B</td>
</tr>
<tr>
<td>1614</td>
<td>Suspended ceilings</td>
<td></td>
<td></td>
<td>X</td>
<td>B, C, &amp; D</td>
</tr>
<tr>
<td>1615</td>
<td>Modifications to ASCE 7</td>
<td></td>
<td></td>
<td>X</td>
<td>B, C, &amp; D</td>
</tr>
<tr>
<td>1704.1</td>
<td>General</td>
<td></td>
<td></td>
<td>X</td>
<td>B &amp; D</td>
</tr>
<tr>
<td>1704.4</td>
<td>Concrete construction</td>
<td></td>
<td></td>
<td>X</td>
<td>B &amp; D</td>
</tr>
<tr>
<td>1704.8</td>
<td>Pile foundations</td>
<td></td>
<td></td>
<td>X</td>
<td>B</td>
</tr>
<tr>
<td>1709.1</td>
<td>General</td>
<td></td>
<td></td>
<td>X</td>
<td>A &amp; B</td>
</tr>
</tbody>
</table>
Key to Justifications for Amendments to Title 24 of the California Code of Regulations

A  This amendment is necessary for administrative clarification, and does not modify a Building Standard pursuant to California Health and Safety Code Sections 17958, 17958.5 and 17958.7. This amendment establishes administrative standards for the effective enforcement of building standards throughout the City of Glendale.

B  This amendment is justified on the basis of a local geologic condition. The City is subject to earthquake hazards caused by its location on the Sierra Madre fault near the base of the San Gabriel Mountains. Said fault is the eastward extension of the same fault upon which the 1971 San Fernando earthquake originated. Other faults which potentially could cause seismic activity in the City include the Verdugo fault located near the southwest edge of the Verdugo Mountains and its branches to the east, the Sycamore Canyon fault, the Scholl Canyon fault and the Eagle Rock and San Rafael faults. The York Boulevard fault is also important in that it is a western extension of the Raymond Hill fault for which there is considerable evidence for recent geologic activity. Said faults are generally considered major Southern California earthquake faults which may experience rupture at any time. Thus, because the City is within a seismic area which includes earthquake faults within and through the jurisdictional limits of the City, the modifications and changes cited herein are designed to better limit property damage as a result of seismic activity and to establish criteria for repair of damaged property following a local emergency.

C  This amendment is justified on the basis of a local climatic condition. The seasonal climatic conditions during the late summer and fall create severe fire hazards to the public health and welfare in the city. The hot, dry weather in combination with Santa Ana winds frequently results in wildland fires in the thousands of acres of brush-covered slopes in the Verdugo and San Rafael Hills, Chevy Chase Hills, and Repetto Hills area of the City. These areas extend from the City's boundary on the east to the Angeles National Forest in the north and the Verdugo Mountains at the Burbank boundary to the west. The aforementioned conditions combined with the geological characteristics of the hills within the City create hazardous conditions for which departure from the California Building Standards Code is required.

D  Glendale topography includes significant hillsides with narrow and winding access, which makes timely response by fire suppression vehicles difficult. Additionally, long-periods of dry, hot weather, combined with unpredictable seasonal winds (Santa Ana wind conditions) result in increased exposure to fire risk. The modifications and additions to the California Codes 33 are reasonably necessary to combat the hazards brought about by local climatic conditions. Glendale has a desert weather pattern with monsoon type rain followed by long periods of hot, dry weather. The heavy rains tend to oversaturate the soil for a short time period during the year, having a detrimental effect on in-ground structures affected by varying moisture conditions. The City is situated on the alluvial flood plains of the Arroyo Verdugo Wash, Sycamore, Verdugo and Scholl Canyons and the Verdugo and San Gabriel Mountain drainages which have an extensive history of slope failures causing serious floods and mud slides.
ORDINANCE NO. 5581


BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE:


Except as otherwise provided herein or as later amended, Volume VII of the Glendale Building and Safety Code, 2008 is hereby re-adopted as the Glendale Security Code, as previously adopted by Ordinance 5221.


Except as otherwise provided herein or as later amended, Volume VIII of the Glendale Building and Safety Code, 2008 is hereby re-adopted as the Commercial and Industrial Property Maintenance Code, as previously adopted by Ordinance 5221.

SECTION INT-10. Effect of Code on Past Actions and Obligations. The adoption of the Glendale Building and Safety Code, 2008, does not affect any civil lawsuit instituted or filed or prosecutions for ordinance violations committed on or prior to the effective date of said Code, does not waive any fee or penalty due and unpaid prior to the effective date of said Code, and does not affect the validity of any bond or cash deposit posted, filed or deposited pursuant to the requirements of any ordinance.

SECTION INT-11. References to Prior Code. Unless superseded and expressly repealed, references in City forms, documents and regulations to the chapters and sections of the former Glendale Building and Safety Code, 2002, shall be construed to apply to the corresponding provisions contained within the Glendale Building and Safety Code, 2008. Ordinance No. 5329 of the City of Glendale and all other ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine not exceeding one thousand dollars, or by imprisonment in the City jail or the County jail of the County of Los Angeles for a term not exceeding six months, or both such fine and imprisonment.

SECTION INT-13. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision of application, and to this end the provisions of this Ordinance are severable.

SECTION INT-14. Effective Date. The provisions of the Glendale Building and Safety Code, 2008, shall be in force on or after the date upon which this Ordinance becomes effective.

SECTION INT-15. Effective Date, Exceptions. This ordinance becomes effective and shall be in force on January 1, 2008; provided, however that where complete plans for buildings have been filed and are pending for building permits prior to the effective date of this Ordinance, permits may be issued, and the applicant may proceed with the construction, provided physical construction is started within one hundred eighty (180) days from the date of issuance of the permit and continued to completion.

SECTION INT-16. Four-Fifths Vote. The City Clerk shall certify to the passage of this Ordinance by a vote of four-fifths (4/5ths) of the members of the Council of the City of Glendale and shall cause the same to be published once in the official newspaper of said City.
5808.2 Alterations to existing structures. Alterations to the lateral force resisting elements of structures falling within the scope of this chapter shall be analyzed as required by 5808.1.


SECTION I-68. Appendix Chapter 1 Section 101.2 of Volume I of the Glendale Building and Safety Code, 2008, is hereby amended to read as follows:

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, used and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

SECTION I-69. Appendix Chapter 1 of the Section 104.10.1 of Volume I of the Glendale Building and Safety Code, 2008, is hereby added to read as follows:

104.10.1 Fire code official concurrence. For those cases which may affect fire or life safety, the building official shall obtain the concurrence of the fire code official.

SECTION I-70. Appendix Chapter 1 Section 104.11.4 of Volume I of the Glendale Building and Safety Code, 2008, is hereby added to read as follows:

104.11.4 Fire code official concurrence. For those cases which may affect fire or life safety, the building official shall obtain the concurrence of the fire code official.
new regulations at the time of issuance. The building official is authorized to grant, in
writing, one or more extensions of time, for periods not more than 180 days each. The
extension shall be requested in writing and justifiable cause demonstrated.

SECTION I-77. Appendix Chapter 1 Section 105.8 of Volume I of the Glendale
Building and Safety Code, 2008, is hereby added to read as follows:

105.8 Responsibility of permittee. Building permits shall be presumed to incorporate
the provision that the applicant, the applicant’s agent, employees or contractors shall
carry out the proposed work in accordance with the approved plans and with all
requirements of this code and any other laws or regulations applicable thereto, whether
specified or not. No approval shall relieve or exonerate any person from the
responsibility of complying with the provisions and intent of this code.

SECTION I-78. Appendix Chapter 1 Section 108.4 of Volume I of the Glendale
Building and Safety Code, 2008, is hereby amended to read as follows:

Section 108.4 Work commencing before permit issuance. Any person who
commences any work on a building, structure, electrical, gas, mechanical or plumbing
system before obtaining the necessary permits shall be subject to a fee in addition to the
normally established permit fee, equal to 100% of such normally established permit fee,
or as otherwise determined by the building official.

SECTION I-79. Appendix Chapter 1 Section 109.3.5 of Volume I of the
Glendale Building and Safety Code, 2008, is hereby amended to read as follows:

109.3.5 Lath and gypsum board inspection. Lath and gypsum board inspections shall
be made after lathing and gypsum board, interior and exterior, is in place, but before any
plastering is applied or gypsum board joints and fasteners are taped and finished.
Guide for Local Amendments of Building Standards

This guide provides information for local government and Fire Protection Districts on the requirements of state law for local amendments to building standards.

City Ordinances

County Building Code

July 2016

An educational publication from the California Building Standards Commission
Available at www.bsc.ca.gov
August 23, 2012

Mr. Joe Loyer
California Energy Commission
1516 Ninth Street MS37
Sacramento, Ca 95814-5514

Re: Green Building Ordinance and the Building Energy Efficiency Standards

Dear Joe,

As I previously discussed with you, I have assembled a full package of materials to make the City of Glendale's filing simple for you. Enclosed herewith are the following materials, in this order:

1) Application cover letter to Mr. Robert Oglesby, Executive Director, dated August 23, 2012.
2) Agenda from the August 15, 2012 City of Glendale, Building and Fire Board of Appeals public meeting. This meeting was a regularly scheduled, publicly noticed meeting in accordance with the Ralph M. Brown Act.
3) Staff Report for Agenda Item VI-A (Public Hearing – Energy cost effectiveness study related to local amendments to the 2010 California Green Building Code standards.)
4) Final Action Letter, dated August 21, 2012, summarizing results of the public hearing. Letter signed by Mr. Keshisiah, Chairman of the City of Glendale, Building & Fire Board of Appeals.
5) Copy of Ordinance No. 5736, approved by the Glendale City Council on June 7, 2011.
6) Energy Cost Effectiveness study, dated May 18, 2012 by Michael Gabel, Gabel Associates, LLC.

I believe this is everything that you should require. If additional information is desired, please feel free to contact me at (818) 548-3200.

Respectfully,

Stuart Tom, P.E., CBO
Building Official
Energy Cost-Effectiveness of Radiant Barrier Roofs in the Glendale Green Building Ordinance

May 18, 2012

Report prepared for:
Stuart Tom, P.E., CBO
Building Official
City of Glendale
633 E. Broadway, Room 101
Glendale, CA 91206
(818) 548-3200
Email: STom@ci.glendale.ca.us

Report prepared by:
Michael Gabel
Gabel Associates, LLC
1818 Harmon Street, Suite #1
Berkeley, CA 94703
(510) 428-0803
mike@gabelenergy.com
3.0 Conclusions

Simple paybacks for radiant barrier in the three prototype single family homes range from 7 to 16 years in the Glendale climate, with an average payback in the 11 to 12 year range. Assuming that the useful life of roof sheathing is 30 years, and based on this analysis, radiant barriers are cost-effective as a mandatory requirement for roofing above attic spaces in Climate Zone 9.

It is also worth noting that even without radiant barrier as a local mandatory measure, it is highly likely that the vast majority of new single family homes would include a radiant barrier in order to meet the 15%-better-than-Title 24 performance requirement.
RESOLUTION NO: 12-1114-1e

STATE OF CALIFORNIA
STATE ENERGY RESOURCES
CONSERVATION AND DEVELOPMENT COMMISSION

RESOLUTION: California Energy Commission approval of the City of Glendale’s locally adopted building energy standards to require greater energy efficiency than the 2008 Building Energy Efficiency Standards.

WHEREAS, the City of Glendale has submitted an application to the Energy Commission for approval of a local ordinance with energy efficiency requirements meeting or exceeding those required by the 2008 Building Energy Efficiency Standards; and

WHEREAS, Public Resources Code Section 25402.1(h)(2) and Title 24, Part 1, Section 10-106 establish a process for local governments to apply to the Energy Commission for approval to adopt new versions of Building Energy Efficiency Standards that require additional energy efficiency measures or set more stringent energy budgets; and

WHEREAS, the City of Glendale submitted an application to the Energy Commission that meets all of the documentation requirements pursuant to Public Resources Code Section 25402.1(h)(2) and Section 10-106; and

WHEREAS, the City of Glendale has made a written commitment to actively enforce compliance both with the locally adopted energy standards and the 2008 Building Energy Efficiency Standards; and

WHEREAS, the Energy Commission commends the City of Glendale for seeking to achieve additional energy demand reductions, energy savings and other benefits exceeding those of the 2008 Building Energy Efficiency Standards;

THEREFORE BE IT RESOLVED, that on November 14, 2012 the Energy Commission approves the City of Glendale’s locally adopted energy standards, and that these local standards may be enforced by the City of Glendale.

CERTIFICATION

The undersigned Secretary to the Commission does hereby certify that the foregoing is a full, true and correct copy of a Resolution duly and regularly adopted at a meeting of the California Energy Commission held on November 14, 2012.

AYE: Weisenmiller, Douglas, McAllister, Peterman
NAY: None
ABSENT: None
ABSTAIN: None

HARRIET KALLEMEYN, Secretariat