

Building Codes 101: The Short Story

City Council Meeting
November 18, 2013
Building Code Adoption and CALGreen



The First Uniform Building Code (UBC)

- ▶ Developed by an association of Building Officials representing building departments on the west coast.
- ▶ The first UBC was the 1927 Edition published in 1928.
- ▶ With subsequent editions updated and published on a three year cycle.

San Leandro's First Building Codes

- ▶ Adopted August 20th 1894 with various amendments
- ▶ Until the adoption of the 1946 Uniform Building Code, published by the International Conference of Building Officials, effective June 7th 1946.

A Patchwork of Codes

- ▶ San Leandro routinely updated its construction codes on the same cycle.
- ▶ However, many jurisdictions did not update their codes.
- ▶ This resulting patchwork of codes enforced throughout California made it difficult for building owners, builders and designers to move from one city to another.

The Legislative “Fix”

- ▶ In the 1970s, the building industry lobbied for a legislative “fix” to this patchwork of codes.
- ▶ The Building Standards Commission (BSC), which had oversight of state agencies’ adoption of codes, was given oversight of local cities’ adoption of codes.
- ▶ Result: Cities being required to enforce the same codes and at the same time as the state agencies.

California Code of Regulations (CCR) Title 24

- ▶ Also known as, The “Building Code”
- ▶ Applies 180 days from publication to all building occupancies throughout the State of California, as “published” by the California Building Standards Commission
- ▶ The Energy Code is the exception, as it is regulated by the State Energy Commission and follows a different timeline and process.

Why Here, Why Now?

- ▶ Every three years the State publishes a new series of construction codes and cities have 180 days to adopt and amend the new code for their unique needs.

Provisions of CCR Title 24

- ▶ Includes requirements for the structural, plumbing, electrical and mechanical systems of buildings, and for fire and life safety, energy conservation, **green design** and accessibility in and about buildings
- ▶ Organized into separate parts, reflecting its subject:
 - Plumbing Code, Mechanical Code, Electrical, Building Code, etc.

CALGreen

- ▶ Official title: **Part 11, California Green Building Standards Code**
- ▶ Is included in our adoption package.
- ▶ Over the past two code adoptions CALGreen has gone from recommendations to mandatory measures covering: Site Development, Energy Efficiency, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality.

CALGreen Timeline

- ▶ The First Version
 - 2008: Voluntary Code (effective 8/1/09)
- ▶ The Second Version
 - 2010: First Mandatory Green Code (effective 1/1/11)
- ▶ The Third Version
 - 2013: Mandatory Green Code with increased measures (effective 1/1/14)

CalGreen - Nonresidential

Significant Changes

- ▶ The provisions apply to:
 - Newly constructed buildings
 - Building additions of 1,000 sq. ft or greater, and/or
 - Building alterations with a permit valuation of \$200,000 or above.

CalGreen - Residential

Significant Changes

- ▶ The provisions apply to Existing Buildings:
 - additions or alterations of existing residential buildings
 - Where changes increase the building's conditioned area, volume or size.

The New CalGreen

- ▶ Has more restrictive indoor water use restrictions and water flow rates.
- ▶ The energy commission is working on measures to decrease energy use.
- ▶ Subject to the same process for review and adoption by the Building Standards Commission as the other construction codes, including the three year update cycle.

Questions?