

memorandum

DATE: August 28, 2013

TO: Board of Building and Fire Code Appeals

FROM: John Cheng, Secretary/Assistant Community Development Director
By: Mario Osuna, Senior Plan Check Engineer

SUBJECT: Significant Changes to the 2013 California Building Code

RECOMMENDATION

The purpose of this report is to introduce the significant changes between the 2010 California Building Code (CBC) and the 2013 CBC. Staff requests the Board review the report and provide comments on the upcoming code adoption prior to giving a final recommendation at the next Board meeting.

BACKGROUND

The CBC is based on the International Building Code (IBC). Every three years, the State of California adopts the IBC as the basis for the statewide building code and adds amendments. Local jurisdictions may add their own local amendments if the jurisdiction finds the changes are reasonably necessary based on based geologic, climatic, or topographic conditions. Administrative changes do not need justification. A copy of the proposed revisions to affected sections in Title 9, Chapter 1, of the Burbank Municipal Code (BMC) is provided in Exhibit A. The 2013 CBC takes effect January 1, 2014.

DISCUSSION

The following is a summary of the significant changes to the CBC:

- The minimum permit requirement for fences has been changed from 6'-0" to 7'-0" in height.
- The horizontal clear space for subterranean garage ventilation openings must extend one and a half times the depth of the exterior wall opening. This clarification may impact the practice of using small light/ventilation wells to provide openness for parking structures.
- Live-Work Units have been added as an occupancy classification. A live-work unit is a dwelling unit of sleeping unit in which a significant portion of the space

includes a nonresidential use that is operated by the tenant. Means of egress shall comply with Chapter 10 and accessibility with Chapter 11 for the function served.

- Combustibility, material and separation standards have been added for children's playground structures for any building, not just covered malls.
- Mezzanine means of egress same must fully comply with egress requirement in Chapter 10.
- Eave setbacks to property line have changed. The 1/3 and 1/2 distance measurements have been replaced by a minimum distance from the fire-separation reference point:
 - Wall setback 0-24" – overhang not permitted
 - Wall setback 24"-60" – overhang setback 24" minimum
 - Wall setback 60" or greater – overhang setback 40"
- Reduced exit width factors for sprinklered building have been reintroduced.
- Guards are required at second story windows with sill height of 36" or lower
- Guardrail heights for single family dwellings are allowed to be 36" minimum.
- Accessibility standards in Chapter 11 have been rewritten to mirror federal Americans with Disability Act (ADA) requirements
- Photovoltaic attachment requirements have been added.
- Public toilets are not required in parking garages. Employee toilets are not required in parking garages that do not have parking attendants.

FISCAL IMPACT

Anticipated City costs for implementing new regulations consist of staff training and enforcement. Enforcement costs may rise slightly while staff and builders familiarize themselves with code revisions.

CONCLUSION

The most significant change this code cycle is the integration of the federal ADA requirements into Chapter 11 of CBC. A unified standard will benefit applicants trying to comply with both standards, which in turn helps Building Division enforce the standards.

Exhibit A: Redline of BMC Title 9, Chapter 1