



memorandum

DATE: June 17, 2013

TO: Board of Building and Fire Code Appeals

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

SUBJECT: Updates on Sections of the 2012 International Existing Building Code adopted by the City.

RECOMMENDATIONS

The purpose of this report is to introduce Chapters A3, A4, and A5 of the 2012 International Existing Building Code (IEBC), which is adopted by the City. Staff will return to the Board with a detailed report and draft ordinance in fall 2013 for the Board's recommendation.

BACKGROUND

The Health and Safety Code of the State of California requires local jurisdictions to adopt building standards, rules and regulations approved by the State of California Building Standards Commission (BSC). This year, the BSC has adopted the 2013 California Building Standards Code. The new California Building Code (CBC) will become effective on January 1, 2014.

The Health and Safety Code also allows local jurisdictions to make modifications and additions to the State-adopted codes, provided such amendments are not less restrictive and are reasonably necessary because of climatic, geographical, or topographical conditions, or are administrative revisions to the State codes.

The adoption of Chapters A3, A4, and A5 of the IEBC published by the International Code Council requires amending the language in three divisions of the Burbank Municipal Code (BMC) to reflect changes.

DISCUSSION

The majority of the content of the 2012 IEBC is covered in the CBC and does not need

to be duplicated. Provisions for the City's three mandatory programs for the seismic retrofit of unreinforced masonry bearing wall buildings, existing reinforced concrete and reinforced masonry wall buildings, and welded steel moment frame buildings are located in the CBC and Title 9, Chapter 1, Article 7 of the BMC.

Three chapters of the IEBC, however, do provide requirements that are not included in the CBC regarding structural seismic resistance of existing buildings for the City's three voluntary retrofit programs. The code sections being proposed for re-adoption at this time concern voluntary seismic strengthening provisions for three remaining categories of construction as recommended in the IEBC:

Chapter A3 - Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-Framed Residential Buildings. Meeting the prescriptive minimum standards of this section will reduce the risk and improve the seismic performance of many residential buildings.

Chapter A4 - Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak or Open Front Walls. This section creates minimum standards to strengthen the weak portion of these structures and will improve performance and reduce, though not prevent, earthquake related damages.

Chapter A5 - Earthquake Hazard Reduction in Existing Concrete Buildings. The intent of the provisions of this section is to provide minimum standards for structural seismic resistance with the goal of reducing risk of injury and loss of life due to the effects of earthquakes.

Following adoption of the IEBC, the Building Division will have the framework and minimum standards for the continued administration of the seismic retrofit programs for these building types.

FISCAL IMPACT

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

CONCLUSION

The City adopts Chapters A3, A4, and A5 of the IEBC as the basis of the three voluntary seismic retrofit programs located in Title 9, Chapter 1, Article 7 of the BMC.