



LODI CITY COUNCIL

Carnegie Forum
305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: October 26, 2010

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

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Informal Informational Meeting

A. Roll Call by City Clerk

B. Topic(s)

B-1 Receive Presentation Regarding Building/Construction/Fire Code Adoption (CD)

C. Comments by Public on Non-Agenda Items

D. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

Randi Johl
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Receive Presentation Regarding Building/Construction/Fire Code Adoption

MEETING DATE: October 26, 2010

PREPARED BY: Community Development Department and Fire Department

RECOMMENDED ACTION: Receive presentation regarding Building/Construction/Fire code adoption process.

BACKGROUND INFORMATION: Every three years, Building/Construction Codes are amended by the State to include provisions of the most recent version. The State of California Building Standards Commission adopts new State standards, which cities and counties are therefore mandated to adopt. If codes with amendments are not adopted locally by January 1, 2011, then cities are required to follow State codes only. The need for the new ordinances is to adopt specific appendixes and/or administration provisions not adopted by the state.

The major change in this code cycle is the adoption of the California Residential Code, which is based on the 2009 International Residential Code and California Green Building Standard Code. These changes will have some benefits and restrictions compared to the existing codes. Some of the changes in the new residential code are as follows:

- All building-related construction requirements for residential structures are contained in the new residential code as opposed to the building code;
- Sprinkler systems are required for all new single-family dwellings;
- Carbon dioxide detectors are required in addition to smoke detectors;

The Green Building Code has five mandatory measures: Planning and Design, Energy Efficiency, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality for all new single-family dwellings and new nonresidential buildings. Examples of some of the specific mandatory measures in each category are as follows:

Residential

- 20-percent savings in potable water use
- Construction waste reduction of at least 50 percent
- Finish material pollutant control - Reduction in volatile organic compounds (VOC)

Nonresidential

- Site development short-term and long-term bicycle parking, designated parking for low-emitting, fuel-efficient and car/van pool vehicles
- Separate water meters for buildings over 50,000 square feet, excess consumption more than 1,000 gallons per day
- 20-percent savings in potable water use

APPROVED: _____
Konradt Bartlam, Interim City Manager

- Separate water meters for buildings with landscaping areas between 1,000 square feet and 5,000 square feet
- Construction waste reduction of at least 50-percent
- Reduction in VOC

The major changes in the 2010 Fire Code this cycle are as follows:

- Administrative Chapter that had been previously an appendix is now included in the State Fire Code
- Appendix I specifies maintenance requirements for fire suppression systems
- Chapter 16 and appendixes E, F, and G, which address high hazards including cryogenics and crop-ripening operations and building identification for hazardous materials
- Renaming of Municipal Codes to more closely align with the State Code Sections
- Set appeal process to be in the same as Community Development for the building codes

Along with the Fire Code changes a fee schedule for operational permits is being recommended. Operational permitting has been a part of the State Fire Code but has not been implemented locally in past years. The implementation of permitting is to ensure extra hazard operations are inspected annually for compliance. Authority to set fees is currently in the Lodi Municipal Code Section 15.20.280 Permits- Required Fees. The fee schedule provided is based on current cost recovery for services conducted by Community Development. Implementation will take place over the next year jointly by Fire and Community Development. Initial operational permits would be issued by Community Development during plan review and inspection and permits reissued on annual inspection by Fire and Community Development.

In addition to the construction code adoption, we also seek adoption of an Applied Technology Council ATC-20 Placards ordinance. One of the functions of the Applied Technology Council ATC-20 publication field manual was the development of placards that clearly identify the condition of buildings to owners and occupants in the event of a disaster. These placards were first used after the Loma Prieta earthquake in 1989. A panel was convened by the Applied Technology Council to review ATC-20 and update the document based on the Loma Prieta experience. One of the major revisions to come from that panel was to revise the three placards. These revised placards have been included in the Post-Disaster Safety Assessment Program and in this document.

Placards have been widely used in past earthquakes to denote the condition of buildings and structures. In many cases, the placards have been those recommended in the ATC-20 publication. Unfortunately, most jurisdictions have not officially adopted placards. Technically, these unofficial placards represent only a recommendation from those who performed the evaluation. As a recommendation, the placards do not carry the weight of law and cannot be enforced. Adopting the placards by ordinance makes them official and enforceable. Once the placards have been adopted and before they are printed, our jurisdiction seal, ordinance number, and the responsible department's name, address, and phone number will added.

FISCAL IMPACT: Not Applicable

FUNDING AVAILABLE: Not Applicable

Konradt Bartlam
Community Development Director

Kevin Donnelly
Fire Chief

DC/KD/kjc

Attachments:

1. Fee Schedule

Basic Fee Table

OPERATIONAL FIRE PERMITS				
CHECK	PERMIT TYPE	PERMIT FEE	ANNUAL INSPECTION FEE	TOTAL FEE
<input type="checkbox"/>	Above/Below Ground Fuel Storage Tank Installation	\$135	\$135/Tank	\$000/Tank
<input type="checkbox"/>	Above/Below Ground Fuel Tank Removal	\$135	\$135/Tank	\$000/Tank
<input type="checkbox"/>	Aerosol Products	\$135	\$135	\$000
<input type="checkbox"/>	Amusement Buildings	\$135	\$135	\$000
<input type="checkbox"/>	Aviation Facilities	\$135	\$135	\$000
<input type="checkbox"/>	Carnivals & Fairs	\$135	NA	\$000
<input type="checkbox"/>	Cellulose Nitrate Film	\$135	\$135	\$000
<input type="checkbox"/>	Christmas Tree Lots	\$135	NA	\$000
<input type="checkbox"/>	Combustible Dust-Producing Operations	\$135	\$135	\$000
<input type="checkbox"/>	Combustible Fibers	\$135	\$135	\$000
<input type="checkbox"/>	Compressed Gases	\$135	\$135	\$000
<input type="checkbox"/>	Covered Mall Buildings	\$135	\$135	\$000
<input type="checkbox"/>	Cryogenic Fluids	\$135	\$135	\$000
<input type="checkbox"/>	Cutting & Welding	\$135	\$135	\$000
<input type="checkbox"/>	Dry Cleaning Plants	\$135	\$135	\$000
<input type="checkbox"/>	Exhibits and Trade Shows	\$135	\$135	\$000
<input type="checkbox"/>	Explosives	\$135	\$135	\$000
<input type="checkbox"/>	Fire Hydrants & Valves	\$135	\$135	\$000
<input type="checkbox"/>	Flammable & Combustible Liquids	\$135	\$000	\$000
<input type="checkbox"/>	Floor Finishing	\$135	NA	\$000
<input type="checkbox"/>	Fruit and Crop Ripening	\$135	\$135	\$000
<input type="checkbox"/>	Hazardous Materials	\$135	\$135	\$000
<input type="checkbox"/>	Hazardous Production Material Facilities	\$135	\$135	\$000
<input type="checkbox"/>	High-Piled Storage	\$135	\$135	\$000
<input type="checkbox"/>	Hot Work Operations	\$135	\$135	\$000
<input type="checkbox"/>	Industrial Ovens	\$135	\$135	\$000
<input type="checkbox"/>	Lumber Yards and Woodworking Plants	\$135	\$135	\$000
<input type="checkbox"/>	Liquid-or-Gas-Fueled Vehc. or Equip. in Assembly Bldgs.	\$135	\$135	\$000
<input type="checkbox"/>	LP-Gas	\$135	\$135	\$000
<input type="checkbox"/>	Magnesium	\$135	\$135	\$000
<input type="checkbox"/>	Miscellaneous Combustible Storage	\$135	\$135	\$000
<input type="checkbox"/>	Opening Burning	NA	NA	NA
<input type="checkbox"/>	Open Candles, Flames, and Torches	\$25	NA	\$000
<input type="checkbox"/>	Organic Coatings	\$135	\$135	\$000
<input type="checkbox"/>	Places of Assembly	\$135	\$135	\$000
<input type="checkbox"/>	Private Fire Hydrants	\$135	\$135	\$000
<input type="checkbox"/>	Pyrotechnic/Special Effects Displays	\$135	\$135	\$000
<input type="checkbox"/>	Pyroxylin Plastics	\$135	\$135	\$000
<input type="checkbox"/>	Refrigeration Equipment	\$135	\$135	\$000

CHECK	PERMIT TYPE	PERMIT FEE	ANNUAL INSPECTION FEE	TOTAL FEE
<input type="checkbox"/>	Repair Garages and Motor Fuel-Dispensing Facilities	\$135	\$135	\$000
<input type="checkbox"/>	Rooftop Heliports	\$135	\$135	\$000
<input type="checkbox"/>	Spraying or Dipping	\$135	\$135	\$000
<input type="checkbox"/>	Storage of Scrap Tires and Tire Byproducts	\$135	\$135	\$000
<input type="checkbox"/>	Temporary Membrane Structures, Tents and Canopies	\$135	\$135	\$000
<input type="checkbox"/>	Tire-Rebuilding Plants	\$135	\$135	\$000
<input type="checkbox"/>	Waste Handling Facilities	\$135	\$135	\$000
<input type="checkbox"/>	Wood Products	\$135	\$135	\$000
<input type="checkbox"/>	Christmas Tree Lots	\$135	NA	\$000
<input type="checkbox"/>	Haunted Houses	\$135	NA	\$000
<input type="checkbox"/>	Special Events	\$135	NA	\$000

Permit Fee is based on 1 hour of time \$ 135. This includes Counter time, phone calls, permit data entry for permit Technician, plan check data entry and any additional plan check beyond the standard plan check time for a new building or Tenant improvement.

Fee table can be expanded in certain categories by square footage i.e. bigger building longer it takes for inspections.