

Calistoga Building Standards Advisory and Appeals Board

STAFF REPORT

TO Chair Coates and BSAAB Members
FROM Brad Cannon, Building Official
MEETING DATE November 3, 2016
SUBJECT 2016 Building Standards Code Adoption

1 **ITEM**

2 Triennial Building Standards Code Adoption

3 **BACKGROUND**

4 The last update to the City's building codes was conducted in November 2013 when the
5 City Council adopted the 2013 California Building Standards Code.

6 As an operating practice, every three years the California Building Standards
7 Commission (CBSC) reviews the newest model codes published by various
8 independent code-developing bodies. On April 19, 2016, the triennial code was
9 approved by the CBSC and will be effective January 1, 2017.

10 There are a number of important new regulations in the 2016 California Building
11 Standards Code related to:

- 12 • Stage or Platforms

13 *New definition of "Platform" that does not require compliance with other*
14 *features associated with a stage. [202]*

- 15 • Commercial kitchen classifications

16 *New classification for food processing establishments and commercial*
17 *kitchens that are not associated with a restaurant. [304.1, 306.2]*

- 18 • Accessory storage spaces

19 *Significant change affecting accessory storage spaces...limited to a*
20 *maximum of 100 sq. ft. or shall be classified as a Group S occupancy*
21 *[3111.1.1].*

- 22 • Egress through an atrium

23 *Egress through an atrium is now limited slightly on upper floors (i.e., above*
24 *the level of exit discharge [404.9]*

25 *Termination of interior exit stairways has been clarified to prevent merging of*
26 *separate stairs into a common atrium space. [404.10]*

- 27 • Explosives and fireworks
- 28 *CBC Section 434 pertaining to explosives has been repealed and has been*
29 *replaced by a reference to CFC Chapter 56.*
- 30 • Height and area of buildings
- 31 *Allowable height and area provisions have been reformatted which includes*
32 *benefits for automatic fire sprinklers and the tables have been further*
33 *modified by adding rows to distinguish whether automatic sprinklers are being*
34 *utilized to derive height and area increases.*
- 35 • Fire-resistance rated separations between main and incidental uses
- 36 *Fire-resistance rated separation between main and incidental uses has been*
37 *reformatted slightly. [Table 509]*
- 38 • Podium construction
- 39 *Significant revision to podium construction utilizing a 3-hour horizontal*
40 *assembly. [510.2]*
- 41 • Smoke and heat vents – mechanical smoke removal
- 42 *IBC Section 910.1 has caught up with the CBC language. Groups F & S*
43 *occupancies are most affected.*
- 44 • Smoke/CO² alarms
- 45 *Smoke alarm location standards for cooking appliances and*
46 *bathtubs/showers reference NFPA 72 Standard. New provision for CO²*
47 *detection for multifamily requires visible alarm notification.*
- 48 • Chapter 10 egress, delayed egress, signage, 2-way communication, locks on
49 “main exits”, intervening spaces, fire barrier separation
- 50 *Delayed egress signage requirements have been revised, “pushed or pulled”*
51 *[1010.1.9.7]*
- 52 *2-way communication at elevator landings which serve freight/service or*
53 *private residential elevators [1009.8]*
- 54 *Signage for locks on “main” exit revised. “Space” is occupied rather than*
55 *when the “building” is occupied [1010.1.9]*
- 56 *Elevator lobbies cannot be treated as an intervening space or room in I-2 and*
57 *I-2.1. [1016.2]*
- 58 *The fire barrier separation between an interior exit stair and an exit*
59 *passageway extension to the exterior of a building is no longer required if no*
60 *other opening into the exit passageway. [1023.3.1]*

- 61 • Existing Buildings Chapter 34
- 62 *Portions of the IEBC, specifically the new Chapter 4, establish the*
- 63 *“Prescriptive Method” [Title 24, Part 10; IEBC Ch4]*
- 64 • Wildland Urban Interface Chapter 7A
- 65 *Updated to recognize ASTM #2886 for attic vent acceptance and ASTM*
- 66 *E2957 for evaluation of the resistance to wildfire penetration of eaves, soffits*
- 67 *and other projections when enclosing (boxing) within 1 hour construction is*
- 68 *undesirable. [7077A; R337.7]*
- 69 • Changes to the residential code – i.e., emergency escape and rescue windows,
- 70 exterior wall projections
- 71 *Accessory structures and incidental to main dwelling without 3,000 sq. ft. and*
- 72 *2-story maximum limitations. [R202]*
- 73 *Projections from exterior walls of dwellings located close to property lines and*
- 74 *exterior wall projections are not allowed from exterior walls with a FSD (Fire*
- 75 *Separation Distance) < 2 ft [R302.1; Tables R302.1 (1); R302.1 (2)]*
- 76 *Under-floor protection has been added to require either 1/2" gypsum board or*
- 77 *5/8" structural wood panel on the underside of floors exposed to an area*
- 78 *which could be used for storage or placement of a fuel burning appliance.*
- 79 *[R302.13]*
- 80 *Replacement of Emergency Escape & Rescue Window sill height*
- 81 *requirements for “existing” emergency escape and rescue openings need not*
- 82 *comply with R310.1, R310.2.1 and R310.2.2.*
- 83 *Solar PV conduit placement on roofs has been established to require*
- 84 *locations closest to a ridge/hip/valley and shortest run practicable [3111.2.2.6,*
- 85 *3111.2.3.4 & R324.7.2.6]*

86 **DISCUSSION**

87 The City may adopt local amendments to the State Code where local conditions warrant
88 more-restrictive regulations. In the case of Calistoga, climatic, geographical and
89 topographical conditions justify a more-restrictive Code. These amendments are found
90 in the draft building, residential and fire code sections of the ordinance. They are
91 consistent with other neighboring jurisdictions and are also recommended by the
92 Redwood Empire Association of Code Officials (REACO) and local fire prevention
93 associations.

94 Other significant amendments include providing for investigation, re-inspection and
95 violation fees under certain conditions.

96 Staff is in the process of preparing additional local amendments related to automatic fire
97 sprinklers that will be submitted for BSAAB consideration at a later date.

98 **RECOMMENDATION**

99 Staff recommends that the Board recommend adoption of the 2016 Building Standards
100 Codes with local amendments to the City Council.

101 **ATTACHMENT**

102 1. Draft ordinance