



City of Rancho Cucamonga

Building and Safety Services Department

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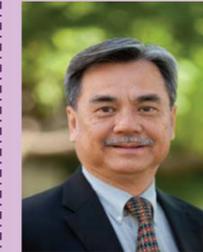
The Buzz in Building

"Dedicated to public safety and the quality of life by fostering strong relationships with residents, construction industry and the business community"

**FALL EDITION
2012**

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MESSAGE FROM THE BUILDING & SAFETY SERVICES DIRECTOR

Trang Huynh, P.E., C.B.O.

PUBLIC RELATIONS AND RC BUILDING & SAFETY DEPARTMENT

Building and Safety welcomes businesses to the City of Rancho Cucamonga with a "personal touch".

Since the beginning of this year, Building and Safety has been reinventing ourselves by showing that we are business friendly by reaching out to new and existing businesses on a more personal level when issuing Certificate of Occupancies (C of O).

In previous years, when businesses finished new construction or tenant improvements, and a Certificate of Occupancy was issued; before the business can start, the certificate was printed in black & white and placed in the mail. This practice was very impersonal and as a result many businesses didn't quite know what they were supposed to do with the Certificate once it was received.

However, at the beginning of 2012 the department changed the look of the Certificate of Occupancy; now in color and framed, and the process of delivery. The thought behind the reinvention was to let businesses know that there was more to the department than plan checking, inspections, regulations, and code requirements. Since our goal is to provide excellent customer service, and a "business friendly" environment, the department began sending Tiffany Cooper, Management Analyst II out to the businesses to personally deliver the C of O's and hand delivering them to the business owners and/or managers. At the same time, staff also discussed the permit and inspection process with the business owners to see if there might be any area of improvement. Staff was happy to report positive feedback.

So far over ten C of O's have been delivered using this new procedure and the reaction that we are finding with this personal approach, is many of the business owners are pleasantly surprised with the "special delivery", and more importantly we are noticing that many businesses are proudly displaying their certificates for the public to see.

We welcome businesses and the public's feedback about our services. Please contact Trang Huynh at (909) 477-2710 ext. 4201.

CITY HOLIDAYS

November 12, 2012
(Veterans Day)

November 22, 2012
(Thanksgiving)

December 25, 2012
(Christmas)

FURLOUGH DAYS
December 26, 27 & 31
2012

January 1, 2013
(New Years Day)

****REMINDER****

City Hall is closed every Friday

Limited Code Enforcement services are available on Friday & Saturday

CITY DEPARTMENTS NUMBERS

BUILDING AND SAFETY SERVICES DEPARTMENT	(909) 477-2710
CODE ENFORCEMENT.....	(909) 477-2712
FIRE CONSTRUCTION SERVICES.....	(909) 477-2713
BUSINESS LICENSE DIVISION.....	(909) 477-2700
ENGINEERING SERVICES DEPARTMENT.....	(909) 477-2740
PLANNING DEPARTMENT.....	(909) 477-2750
RANCHO CUCAMONGA FIRE DISTRICT.....	(909) 477-2770
RANCHO CUCAMONGA POLICE.....	(909) 477-2800
GRAFFITI HOTLINE.....	(909) 481-7999
WEST VALLEY VECTOR CONTROL DISTRICT.....	(909) 635-0307
CUCAMONGA VALLEY WATER DISTRICT.....	(909) 987-2591
RC ANIMAL CARE & SERVICES.....	(909) 466-PETS (7387)
PUBLIC HEALTH DEPARTMENT - ENVIRONMENTAL HEALTH SERVICES DIVISION	(909) 458-9673

NEWS FROM OUR:

PLAN CHECK & PERMIT DIVISION

By definition, an owner-builder project is a project where the property owner is acting "as the general contractor on the job, and either does the work or has employees (or licensed subcontractors) work on the project".

- Contractors State License Board

What every Owner-Builder should know:

1. You must register with the state and federal government as an employer.
2. You must withhold state and federal income taxes, social security, pay disability insurance, and make employment compensation contributions.
3. You also must provide workers compensation insurance if you have employees.

Additional Owner-Builder responsibilities:

1. Supervise the job; including the scheduling of workers and obtain the proper building permits.
2. Correct the work and arrange for a re-inspection if any of the construction does not pass inspections.
3. Pay for all workers and supplies.

How can you qualify as an Owner-Builder?

- ☞ The project work site must be your principal residence that you have occupied for at least twelve months prior to completion of the work.
- ☞ The work must be performed prior to the sale of the home.

For additional information contact:

JENNIFER QUAN, Public Service Technician III

(909) 477-2710 EXT. 4224

OWNER-BUILDER



**A Home Owner Guide to
Building Permits &
Inspections**

Agencies that you should contact to register as an Owner-Builder/Employer:

Federal IRS - (800) 829-1040

U.S. Small Business Administration - (800) 359-1833

Employment Development Department - (916) 653-0707

Department of Industrial Relations - (415) 703-5070

Franchise Tax Board - (800) 852-5711

Contractors State License Board - (800) 321-2752

www.cslb.ca.gov

A MESSAGE FROM:

CODE ENFORCEMENT DIVISION

BECOME A VOLUNTEER

The Code Enforcement Division is looking for individuals who are interested in helping to maintain clean and safe neighborhoods in Rancho Cucamonga. As a volunteer, you would assist the division with the removal of temporary signs in the public right-of-way, such as signs on light and telephone poles, medians, utility boxes, and traffic signs. Additionally you would help identify and report graffiti and assist with identifying and locating wayward shopping carts.



JUST A FACT:

Did you know that during the calendar year 2011, Code Enforcement worked on over 3,400 cases related to general public nuisances, landscaping issues, municipal code violations, etc? It was an increase of about 10% in the number of cases from the previous year.

For more information on Code Enforcement contact:

KURT KEATING, Code Enforcement Supervisor

(909) 477-2710 EXT. 4253

CARBON MONOXIDE DETECTORS

Every year, carbon monoxide poisoning is responsible for 30-40 accidental deaths in the State of California. Carbon monoxide is a colorless and odorless gas, that silently fills an enclosed room, robbing people of their oxygen and ultimately leading to death by asphyxiation. These deaths can be preventable with the help of the installation of carbon monoxide detectors. These detectors are designed to alert the occupants whenever there are high levels of carbon monoxide present.

As of July 1, 2011: The Carbon Monoxide Poisoning Prevention Act (SB 183) requires that all single-family homes with an attached garage or a fossil fuel source must install carbon monoxide alarms within the home by July 1, 2011. Owners of multi-family leased or rental dwellings, such as apartment buildings, have until January 1, 2013 to comply with the law.

Battery operated carbon monoxide detectors and smoke detectors can be purchased at most hardware stores at a minimal price. For more information about carbon monoxide poisoning, please contact the **Rancho Cucamonga Fire Protection District at (909) 477-2770.**

CONTINUED.....

FIRE CONSTRUCTION SERVICES

HOMEOWNER GUIDE TO FIRE SPRINKLER SYSTEMS

Fire sprinklers are one of the most single most effective ways of preventing death and/or major property damage. Have you ever wondered what it would be like to have your own personal fire fighter living in your home 24-hours a day? Well properly working and installed fire sprinklers is the next best thing.

Fire records show that **93% of fires are handled by only one (1) sprinkler**. When a fire breaks out in a residential home or industrial building, the sprinkler opens up to stop the fire before it reaches the “flashover” stage. This stage is when the fire gets so hot that everything in the room reaches its auto ignition temperature and causes hot spots to inflame. Once the sprinkler opens up, the spray will begin reaching the burning material and cool it to below its combustion temperature.

NOTE: The Current Residential Building code in California requires fire sprinkler systems for new

For more information on Fire Construction Services Division:

MOISES ESKENAZI, Sr. Fire Plans Examiner

(909) 477-2710 EXT. 4209

homes. What are some Do’s and Don’ts for your residential fire sprinkler system?

DO test your system monthly. Open the test valve and listen for an alarm bell. Once the alarm sounds, turn off the valve. If the alarm bell does not sound, contact a qualified fire sprinkler contractor. Remember to contact the fire agency before testing to inform them of the test.

DO know the location of the system shutoff valve. Be sure all other adults occupants are aware of its location.

DO Make certain the system control valve is open at all times.

DO Have your system extended if your home is enlarged or remodeled. Contact a licensed fire sprinkler contractor.

DO contact the fire department when any activation occurs, even if the fire has apparently been extinguished.

DON’T paint the sprinklers or damage the sprinklers.

DON’T hang objects from the sprinklers or obstruct them.

DON’T Remove the sprinklers.

DON’T turn off or disconnect the system or shut off the system in the event of a fire.

NEWS FROM OUR:

GRADING DIVISION

WATER QUALITY MANAGEMENT PLAN UPDATE / REQUIREMENTS FOR CONSTRUCTION PROJECTS

The Regional Water Quality Control Board (RWQCB) recently adopted an updated Area-Wide Urban Storm Water Runoff Management Program. As part of this program, new model templates are now required for Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP). San Bernardino County and the City Co-Permittees; which the City of Rancho Cucamonga is part of, have adopted a SWPPP which has been in effect since the middle part of last year. The WQMP model template is in the development stage. At the end of August 2012, the County and Co-Permittees submitted the WQMP template to the RWQCB for review. The RWQCB will review the template within thirty-days. If RWQCB staff approve the model template, then the RWQCB will adopt the San Bernardino County WQMP model template at a public hearing; not yet scheduled. Ninety (90) days after the approval by the RWQCB the model template would take effect.

The timeline for completion of this process isn’t until February 2013. What this means is, new construction projects which have not been completed through the entitlement or permitting process with the City by then, will be required to be updated under the requirements of the new WQMP model template and requirements. A completed project is “grandfathered” in and will not be required to update to the new model. In Rancho Cucamonga, a project is considered complete when the Memorandum of Agreement of Storm Water Quality Management Plan has been recorded with the County’s Recorder’s Office.

The City of Rancho Cucamonga encourages and works with project applicants to complete their Water Quality Management Plans under the current template and requirements. If you currently have a project in the entitlement or permitting review process, and you would like to complete the project WQMP under the current requirements, please contact our Grading Division.

For more information contact:

MATTHEW ADDINGTON, Associate Engineer

(909) 477-2710 EXT. 4202



LOOK WHO’S IN THE SPOTLIGHT

MATTHEW ADDINGTON, Associate Engineer

Matthew was elected to serve as the President of the local Riverside-San Bernardino Branch of the American Society of Civil Engineers for a term of one year. Matthew will be working with a Board of Officers from various local disciplines; which together will bring over 100 year of engineering experience to the organization.

CONGRATULATIONS!!

INSPECTIONS DIVISION

WATER HEATERS 101: WATER HEATER SAFETY

Water heaters are an appliance that many people overlook as long as the water turns hot when you want it to. But neglecting the maintenance of a water heater it could be an explosive and very costly oversight. There are 3 major components to avoiding possible catastrophic results as it relates to water heaters.

To **properly install** a water heater, you should always consult with a professional plumber to ensure that it is being secured properly with the seismic strapping (metal belts) that strap the water heater to the wall to prevent it from falling in the event of an earthquake.

In addition, the **location** of the water heater should not be sitting directly on the slab inside of the garage where fumes from cars, lawn mowers, paints and some cleaning products can collect and easily start a fire when the water heater ignites to heat the water. Instead, water heaters should be at least 18-inches above the ground and properly vented to the outside.

Finally, water heaters should be properly **maintained**. Older water heaters are less efficient due to the sediments that build up within the tank. This could cause your water to heat slower, thus requiring your burner to run longer and ultimately use more gas...which means more money!!

An improperly maintained water heater can start off with a small leak, but with the intensely high pressures this could quickly become an excessive amounts of water pouring into you house; destroying drywall, flooring, and personal items.

Danger!

Improper installation of water heaters could result in:

POISON OR BURNS, DESTRUCTION OF PROPERTY, OR EVEN EXPLOSIONS



GENERAL RULE OF THUMB



Proactively replace your water heater when it has reached the end of its warranty period. This usually means that if your tank is more than 7 years old, it should be replaced before you have problems with it. After all, the price of a new water heater is a far less price to pay than the risk of any personal or property damage.

For more information about this issue, please contact:

MARK BERG, Inspection Supervisor

(909) 477-2710 EXT. 4203

PLAN CHECK & PERMIT DIVISION



DO YOU HAVE A PERMIT THAT IS ABOUT TO EXPIRE?

Permits are issued with the understanding that work will be done on and to a project. They DO have an expiration date, and if a permit has been issued and there has been no reasonable amount of work or progress accomplished to the completion of that project during the initial 180 days, your permit can expire.

What is an expired permit? An expired permit is one that has exceeded 180 days after the day of the permit issuance and with no active inspections. This could be anything from a simple permit; like a water heater to a new industrial building.

Can an extension be granted on a permit? Yes. One extension of 180 days is allowed. This must be requested in writing prior to the initial 180 day expiration. Any additional time must be approved by the Building and Safety Services Director in advance.

What are the fees associated with extending or renewing a permit? Permit renewal depends upon each individual situation. The inspection supervisor will review the inspection history and make that determination.

What if my project is completed, but a final inspection was not conducted? Without a final inspection, the work becomes "unpermitted" construction. A final inspection and approval are required to completing your project.



Building and Safety Services welcomes

JEFF BLOOM

Deputy City Manager, Economic & Community Development

Jeff Bloom was recently appointed as the City's new Deputy City Manager of Economic and Community Development. Jeff comes to us from the City of Upland where he has several decades of experience in planning and economic development and was personally involved in, and principally responsible for, some of the more notable projects in the City's history including the Colonies development. Jeff has been performing interim duties for many months now for the City of Rancho Cucamonga where he distinguished himself by his work on the new Development Code updates; not to mention many other ongoing projects. With his tremendous knowledge concerning the development of this area and long experience with a number of past Rancho Cucamonga Planning Directors, we are very pleased that Jeff is a part of Team RC and we welcome him to the City.

