



**CITY OF RANCHO CUCAMONGA**  
 10500 Civic Center Drive  
 P.O. Box 807  
 Rancho Cucamonga, CA 91729-0807  
 (909) 477-2700

**Building & Safety Department Supervisors**

**Trang Huynh, P.E., C.B.O.**  
 Building & Safety Official

**Tiffany I. Cooper, M.P.A.**  
 Editor "The Buzz in Building"  
 Management Analyst II

**John W. Thomas, AICP**  
 Plan Check & Inspection Manager

**W. Matthew Addington, P.E., P.L.S**  
 Associate Engineer

**Kurt Keating**  
 Code Enforcement Supervisor

**Linda Courtney**  
 Sr. Administrative Secretary

**Numbers at a Glance**

Building and Safety Department.....	(909) 477-2710
Code Enforcement.....	(909) 477-2712
Fire Construction Services.....	(909) 477-2713
Business License Division.....	(909) 477-2700
Engineering 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) 987-2571
RC Animal Care & Services.....	(909) 466-PETS (7387)
Public Health Department - Environmental Health Services Division	(909) 458-9673

**Did You Know?**

- The recently updated Fire Alarm Standard for New Construction is available online at [www.ci.rancho-cucamonga.ca.us/fire](http://www.ci.rancho-cucamonga.ca.us/fire)
- To avoid expiration of a building permits, there must be work in progress including inspection with the approval from the inspector, at least every 180-days. To request an extension, contact **(909) 477-2710**.
- Fire Construction Services can perform over the counter plan reviews for small projects. Contact Jennifer Quan at (909) 477-2700 x4224 for an appointment.

**Q & A**

- How can I find out if a permit is required for my project?** Contact the Building & Safety Department at (909) 477-2710 option #4 or refer to section 106.2 of the California Building Code, Vol. 1
- When can I expect my inspector?** Our Inspectors receive a list of daily inspections first thing in the morning. If you would like to know when you can expect your Inspector to be at the site, contact the Building & Safety Department between 7:00- 8:00am for more information.



**VOL. III**

**IN THIS ISSUE**

The Buzz.....	2
Grading.....	2
CANHP Program.....	2
Living with Bees.....	3
Yard Sale Ordinance.....	3
Code Enforcement .....	3
Numbers.....	4
Did you Know? .....	4
Q & A.....	4

**\*\*REMINDER\*\***

City Hall is closed Friday

Building Inspection & Code Enforcement services are available on Fridays.

# 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"*

**Message from the Building & Safety Official**

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



**The Difference Between the American Disability Act (ADA) and the California's Title 24 Disabled Access Code (DAC)**

In July 1990, President Bush signed into law the American's with Disability Act (ADA), which created national standards for businesses and other public facilities regarding disabled access. Although the ADA is comprised of four separate requirements, it is Title III - Public Accommodation that is of special interest to those of us in the building and construction field. Highlights of ADA are provided:

- ADA regulations are applicable to places of both public and commercial accommodations; whether new or existing.
- Enforcement of ADA is the responsibility of the Federal Government - Department of Justice (DOJ). Violations of ADA's requirements are civil rights violations.
- In existing facilities, the owner is responsible for removing or modifying any architectural barriers.
- In new construction, the design must meet the ADA regulations and the State's adopted disabled access codes.

In the early 1980's, California's Title 24 Disabled Access Code was adopted to meet the standards for disabled accessibility. Because this code has been in place long before the ADA was signed into law, there are many issues that conflict with the ADA and still need to be resolved. Currently, the compliance of Title 24 DAC regulations do not provide the level of compliance required under the ADA, thus creating controversy. Highlights of the Title 24 DAC are provided:

- Complying to California's Title 24 code is only "triggered" for new construction of the building or when there is major alterations to an existing building; which requires a building permit from the local building department.
- Enforcement of the State's Title 24 DAC is delegated to the local Building Department.
- Title 24 DAC has a maximum threshold of a certain dollar amount for a project that is minor in nature. This would fall under a hardship case and require minimum work for access compliance. This dollar amount is adjusted annually.

As a business owner or an owner of a facility accessible to the public, it is very important that you understand your responsibility with regard to ADA compliance and/or the California Title 24 ADC. For design professionals, such as architects and engineers, these requirements are even more critical since the compliance for both ADA and the California's Title 24 accessibility code is required for new construction and major additions to any existing commercial facilities.

(continued on next page)



# The Buzz

## PRIVATE SEPTIC SYSTEMS

Private sewage systems may be used for new construction when the public sewer system is not available (greater than 200-feet away) **and** when the proposed site is 1/2 acre or larger. Existing private systems may be replaced only when the public sewer is not available to the site.



ADA vs. Title 24 ADC continued...

The debate between ADA and Title 24 ADC continues to raise one important question, "why can't the federal and state governments compare the two codes and agree on the requirements that would benefit everyone involved?" The answer to this question is not an easy one, because the provisions for amendments to the ADA or Title 24 ADC are political in nature, and continue to create a barrier of contention between both government and the various disabled interest groups. Until all parties come to a consensus, those in the construction industry will continue to bare the burden of meeting all of the requirements of both the federal and state requirements when developing projects within the state of California. What are your thoughts? I welcome your comments on this issue. I can be reached at **(909) 477-2710 x4201**.

### Grading

#### Welcome to our new Associate Engineer

Building and Safety welcomes our new Associate Engineer, Matthew Addington. Matthew is a licensed Civil Engineer & Land Surveyor who comes to Rancho Cucamonga with over 22-years of experience in various phases of management and design engineering for public works, commercial, industrial, institutional, and residential land development. We are very excited to have someone on board who brings such a vast knowledge to the grading and drainage field.

### SCE California New Homes Program (CANHP) for Single and Multifamily Homes

SCE's California New Homes Program (CANHP) is offering incentives for energy efficiency for both single and multifamily new construction projects. The CANHP program offers design assistance to help identify the most cost-effective measures to saving energy. SCE is also offering higher incentives for increased energy efficiency as well as new incentives for appliances and lighting. CANHP offers many resources to qualified multifamily new construction projects including:

-  **Performance Path** incentives for buildings that exceed Title 24 by at least 15%
  - Low rise performance-based for buildings with 1-3 stories
  - High Rise Performance-based for buildings with 4 or more stories
-  **Prescriptive Path** incentives for individual measures
  - ENERGY STAR ® Appliances and Lighting
  - Quality Insulation Installation and Tight Duct Testing

For more information on CANHP contact: **Colin Jessop @ (760) 436-7005 (multifamily projects) or Jeremy Scharfenberg @ (818) 325-3127 (single family projects)**



### Living with Honeybees

Bees are not typically a significant threat to people when they are foraging around flowers and trees looking for nectar, however there are times when they can pose a danger. It is very important to recognize when a danger exists and what you can do. Bees will typically nest in areas that have small entrance points with a cavity behind it such as, chimneys, air conditioning pipes, vents, holes in stucco, gaps at ventilation ducts under eaves and near foundations. If you see a swarm or nest on your building or structure, check the Yellow Pages under "Pest Control" and hire a licensed private pest control operator for abatement. However, if you suspect you might have a bee hive in bushes or trees near schools, parks, or other public places, and they have been there longer than 24-hours, or if you discover them on or around homes and businesses, contact **Vector Control District at (909) 635-0307**.



### "City Adopts Yard Sale Regulations"

On July 18, 2007, the City passed a new ordinance which governs the operations of yard sales in residential zones. Through the adoption of this ordinance, the City's goal is to enact reasonable regulations which give residents the ability to conduct legitimate yard sales, while minimizing the impact of these activities on neighbors. The new ordinance for yard sales are restricted to the following:

-  Yard sales are for temporary sale of household items
-  Limited to no more than two consecutive days every six months
-  May be conducted only between the hours of 7am - 6pm.

**Contact Code Enforcement for more information on yard sales at (909) 477-2712**

### Code Enforcement

On Saturday, June 2, 2007, the Code Enforcement Division held a Neighborhood Clean-Up for residents in a previously identified neighborhood. As a part of the City's continued desire to improve the quality of life for residents, and enhance the appearance of the community, residents were provided with six large "roll-off" trash bins for the disposal of general household items and unwanted debris. It was estimated that 120 homes benefited from this clean-up, while various staff and community volunteers were present to assisted residents with the disposal of unwanted items. Other City departments such as RC Pets provided educational materials to residents on the City's animal services programs, Community Services passed out information on a wide variety of programs that are offered to the community, and the Police Department spoke to resident's about crime prevention and Neighborhood Watch programs. The Neighborhood Clean-Up program has been provided through Code Enforcement since 2004, and as the City's commitment to high standard, this program will be offered twice a year. For more information regarding the Neighborhood Clean-Up program, contact **Code Enforcement at (909) 477-2712**.

