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City Holidays

Thursday, December 25th
 Thursday, January 1st
 Monday, January 19th
 Monday, February 16th

****REMINDER****

City Hall is closed on
Friday's

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.



RANCHO CUCAMONGA AND BUILDING INDUSTRY ASSOCIATION'S HOUSING MARKET STIMULUS PLAN

It is no great secret that the housing market in San Bernardino County has seen its fair share of challenges over the last several years. With the average consumer confidence level down due to deflated housing prices, increased foreclosures, and stricter lending standards, the once thriving building industry that once drove the economy has come to a virtual stand still. When we take a look at the economy just four short years ago, new home construction created over 74,000 jobs in San Bernardino County, it provided over \$4 billion in total income, and generated spending of more than \$3 billion, and the number of permits that were pulled annually were in excess of ten thousand a year. However, now with the economy struggling to get a handle on the staggering number of foreclosed houses saturating the market, and the unemployment rate steadily increasing to 7.3% in San Bernardino County, the building industry looks to the City for some temporary financial relief.

Earlier this year the Mount Baldy Chapter of the Building Industry Association (BIA) submitted to the City a Housing Economic Stimulus Package that addressed three main concerns for developers, that could potentially help stimulate the local economy. Within this package, the BIA requested the following:

-  The City considers deferring Development Impact Fees
-  Supports longer extensions for building and grading permits
-  Supports longer extensions for building and grading plan checks

As a result of this package, city staff worked with the BIA on drafting a temporary ordinance that would allow builders an opportunity to extend the time for plan check and permits for no more than two years, and defer the Development Impact Fees (DIF) for up to one year. The following conditions apply:

-  Projects must be residential only
-  Participants are responsible for an administrative fee per agreement
-  Building permits must be pulled within a 6-month window after the adoption of the ordinance
-  DIF are payable after one year, or at the time of final inspections

The ordinance will go before the City Council for the first reading with an anticipated adoption date of early February 2009. Contact the Building and Safety Department for further questions and details regarding this Fee Deferral Ordinance.

EARTHQUAKE PREPAREDNESS



California is considered “Earthquake Country” primarily because of the many fault lines that extend throughout the state. For the entire California region, there are two major fault lines that have the highest probability of generating at least a 6.7 quake. In the Southern part of the state, the San Andreas fault poses a 59% chance and in Northern California the Hayward-Rodgers Creek fault presents a 31% chance (over the next thirty years) that Californians will experience a quake of a 6.9 magnitude (Science Daily, 2008). Since earthquakes cannot be prevented it is important to realize that an earthquake can occur at any given time, so you should always “expect the unexpected” and get prepared; and the Building and Safety Department wants to help.

Because earthquakes are felt long after the shaking stops, it is a good idea to have an earthquake emergency kit. Even if your house is safe for occupancy following a quake, you may still find yourself without many necessities. For this reason, you should consider making at least three identical kits to keep at home, work, and even in your car. Some items that should be included in your emergency kit are: **Five gallons of water (per person), canned food (with manual can opener) to last for at least three days, water purification tablets, heavy-duty gloves, first aid kit, at least \$100 cash, important documents, flashlight with extra batteries, portable radio, medication, and large plastic bags.**

In addition to making your emergency kit for each family member, remember that your pets are family too. This is why you shouldn't forget to pack a **sturdy leash and pet carrier, food and bottle water, copy of vaccinations, and medication (if applicable).**

During an earthquake be sure to always stay calm because most injuries occur when people panic and try to run out of buildings. If your able to drop under a table do so, and call for your pet; don't go looking. If there is nothing around that you can go under, move to the middle of the room away from falling furniture or ceiling fans, and protect your head. Staying calm might be the single thing that could help save your life. Once the earthquake has subsided, you'll probably feel an aftershock, but again stay calm. As soon as all of the rumbling stops, move into a safe area of your home and do three things:

1. **LOOK** for any unstable structures that could collapse and possibly fall
2. **LISTEN** for any water leaking
3. **SMELL** for potential gas leaks (smell of rotten eggs)

After you have determined that it is safe to evacuate the home, get yourself and your family to a safe location and (if possible) call 9-1-1 to report any

injuries. If the phones are down and you're unable to dial 9-1-1, try an alternate plan such as having your neighbor check on you.

Millions of people visit and live in “Sunny” California because they are attracted to the beautiful climate, but whether you're a visitor or a long time resident, experiencing an earthquake is a natural occurrence that you just come to expect. If you are in an earthquake always remember this word, and it might just save your life - **Q.U.A.K.E**

Quickly take cover. **U**nderstand that it won't last forever. **A**ssess the damages. **K**now how to call or get help. **E**vacuate the premises.



CITY OF RANCHO CUCAMONGA

PREPARES TO GO GREEN (BUILDING)

The City of Rancho Cucamonga is taking the initiative to establish a Green Building Program for existing and future public/municipal and private developments, new construction, and remodels of existing buildings.

Although this program is still in the conceptual stage, the Planning and Building Departments are working to incorporate the Green Building Program as a voluntary program that would take advantage of the three recommended national or California-accepted Green Building Programs; Leadership in Energy and Environmental Design (LEED), California Green Builder (CGB), and Green Point Rated (GPR).

The proposed Green Building Program is voluntary, applicable to all new construction and existing building remodeling for public/municipal and private development projects. Green building provides a great number of benefits to human and environmental health, and the intent is to achieve the following environmental sustainability goals:

-  Encourage water and resource conservation
-  Increase energy efficiency in existing and new buildings
-  Reduce waste generated by construction projects
-  Provide durable buildings that are efficient and economical to own and operate
-  Enhance the health, welfare and productivity of residents, workers and visitors to the City
-  Reduce greenhouse gas emissions
-  Use of recycled materials



As an added incentive to private development - New construction development who participate in the Green Building Program and incorporate one of the three (3) recommended programs, the city proposes the following: Expedited Planning Department review process, Priority Planning Commission scheduling incentives, and Expedited Building Plan Check review process

In addition, single family homeowners are encouraged to go "Green" when remodeling their existing home. As an incentive, the city proposes certain Building Department fees are waived if a homeowner includes the following into their remodel: replacement of residential furnace with an energy efficient furnace, replacement of dishwasher with an Energy Star-qualified dishwasher, and/or replacement of a residential water heater with an Energy Star-qualified water heater.

For updates to the Green Building Program, or for more information on "building green", contact the **Planning Department at (909) 477-2700 x4300**



The Buzz

CAMERA ALERT!!!

The City has installed another red light camera to help improve safety and reduce the risk of injury of fatal crashes at the intersections. There are now three locations that currently have the red light cameras installed: *Base Line Avenue & Hermosa, and Northbound & Southbound at Haven Avenue & Sixth street.* These cameras capture both still images and video of red light running violations, so make no mistake you will get caught. So do everyone a favor and leave earlier so you can take the time to be a courteous driver. Running through red lights is never a good thing, and now you can be cited with fines for civil violations.

Happy & Safe Driving



RANCHO CUCAMONGA BEGINS PROVIDING SERVICES FOR MOBILE HOME PARKS

Local care and responsiveness is coming to mobile home parks in Rancho Cucamonga. On December 1, 2008, the City's Building and Safety Department took over the safety inspection responsibility for the 1,356 mobile homes in eight mobile home parks within Rancho Cucamonga.

The change comes after more than 30 years of mobile home regulation by the County of San Bernardino. Now, those same services will be provided by the City - timely, locally responsive, and easily reachable at City offices.

The goal of the Rancho Cucamonga Building and Safety Department is to provide excellent public service, fair treatment, and helpful information about maintaining homes for residents who reside in mobile homes.

The key mission of the Building and Safety Department is mandated by State law: periodic maintenance and safety inspections of each mobile home park to ensure safety and code compliance. Safety is the goal. Inspectors make sure items such as hand rails or awnings meet code. They examine electrical and gas connections, water and drainage. The City is taking on the new task in a lean, efficient manner. Current City Building and Safety Inspectors will add mobile home inspections to their duties. For more information regarding the Mobile Home Park Inspection program, contact **Building and Safety Department at (909) 477-2710 ext. 4203.**



CITY OF RC GENERAL PLAN

The City of Rancho Cucamonga is currently updating its General Plan to incorporate key concerns of the City Council:

-  healthy cities and sustainability
-  Economic development of the west side of the City
-  Neighborhood identification
-  Infill development

The General Plan Update has incorporated several levels of community outreach and public participation. Public outreach consists of Stakeholder interviews, formation of a General Plan Advisory Committee (GPAC), community workshops, public opinion surveys, Visioneering, creation of a website, and periodic newsletters and press releases.

For more information on the General Plan update, contact the **Planning Division at (909) 477-2700 ext. 4300**

CODE INTERPRETATIONS FOR FIRE CODE AND STANDARDS

With the recent adoption of the California Fire Code, there have been several code amendments that have resulted in an increased number of interpretation requests. As we continue to work with the Rancho Cucamonga Fire Protection District and Fire Prevention Bureau to update these codes, the Fire Construction Services unit has begun working on revising and updating our existing handouts, policies, and standards. These handouts are available on line at [www.ci.rancho-cucamonga.ca.us/Building and Safety](http://www.ci.rancho-cucamonga.ca.us/Building%20and%20Safety)

Nearly every existing fire prevention standard is evaluated based on each interpretation. This process allows for consistent code information and application and is made available to all contractors and to the public.

Our team of professional plan reviewers and inspectors will review all requests and respond in writing in a timely fashion. Our goal is to continue building fire safe communities by continuing to work with developers in all aspects of the new construction permitting process.

For further questions or to request code interpretations, contact **John Thomas, Plan Check and Inspection Manager at (909) 477-2710 x4206.**

JUST THE FACTS ABOUT SEPTIC SYSTEMS

Many homes in Rancho Cucamonga use a private sewage disposal system, or septic system, to dispose of their waste, but did you know that the septic system that was installed for your convenience only has a life expectancy of 20-25 years on average? It is usually about the expiration time that homeowners begin experiencing residuals of a failed system. Whether your system is backing up into the home, or sewage is seeping on to the surface of the ground, it's time to consider replacing your septic system. When you get to this point, replacement might be the only viable option. A licensed contractor can help you extend the life of your system by pumping your septic tank and performing minor maintenance, but this would only create a "band aid" on a bigger problem.

The Building and Safety department can help you have a positive experience with replacing your sewage disposal system. We have a handouts at our front counter titled, "*Private Sewage Disposal Systems*", that are available to our residents and gives detailed information on how to locate your septic tank. In addition, our staff will help review exhibits for replacement of a pit/field, sometimes this can be done over the counter, and a permit issued within a matter of minutes. Finally, our inspectors will work with your contractor to ensure the system is properly constructed.

If you have any questions regarding your septic system, contact **Matthew Addington, Associate Engineer**, in our Grading section at **(909) 477-2710 x4202.**



TIS THE SEASON TO BE SAFE

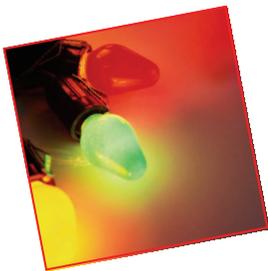


The holiday season is a time for family and friends to “Deck the Halls” around a Christmas tree beautifully decorated with ornaments, lights, and garland. But do you really know when and where this age old tradition really began? Well some believe that the symbol of Christmas trees date back to the early 1600’s in Germany. Families would gather around and decorate them with colored paper, small toys, and food (such as strings of popcorn). Naturally, as people moved or immigrated to other countries, they brought this tradition with them.

However, each generation added more elaborate decorations to their trees, to include decorations such as; cotton to look like snow, candy in all shapes and sizes, fancy glass balls and hand blown glass figurines, and even candles to light the tree. This practice however proved to be devastating since it had the potential to cause fires.

It wasn’t until 1879 when Thomas Edison demonstrated the use of electric lights on Christmas trees. In 1882, the first Christmas tree was lit by the use of electricity by an apprentice of Thomas Edison (Edward Johnson) who lit up a Christmas tree in New York City with a string of eighty small electric light bulbs. The light craze began and has continued over time; becoming more elaborate each year.

Although there have been a lot of advancement in Christmas tree light safety, there are still some dangers even in the 21st Century that people should be aware. Decorating the Christmas tree is often a family tradition, and children should be especially careful to make sure the bulbs don’t break. Some additional precautions for decorating Christmas trees include, choosing the right lights for your tree and/or reading the box to make sure you’re not putting outside lights inside.



In addition, some people think that more lights are better. This is not always true, especially when you overload an extension cord with three or more standard lights in each plug. If possible, use a surge protector. Finally, before you begin to string your Christmas tree lights on your metal tree, think again. Metal and electricity do not make for a safe combination. All it will take is one faulty bulb to serve as an electricity conductor.

As you begin decorating your tree and house, be “safe and not sorry”. Inspect your lights by testing them before you string them around the tree, replace any bulbs that are broke or missing, and always remember to unplug your tree at night or when no one will be home for any length of time. Holidays are a time for family, friends, and most of all FUN!!! Have a wonderful and safe Christmas and holiday season.

Happy Holidays and a Wonderful New Year!!!



WHAT DO I DO WITH MY CHRISTMAS TREE?

So many people love the smell of a real Christmas tree, but one of the troubles they experience is how to dispose of it after the holiday season. Some people choose to cut it up and use it for fire wood, while others decide to leave it on the side or in front of their house until Code Enforcement receives a complaint. Before it gets to this point you do have some options.

For your convenience, residents of Rancho Cucamonga can place their Christmas tree on the curb collection day between *December 26, 2008 and January 10, 2009*, and Burretec will gladly pick up your tree. However if your tree is taller than six feet, it has to be cut in half before placing it on the curb. In addition, please be mindful to remove all ornaments, stands, and lights prior to discarding your tree - no flocked trees will be picked up.

For more information on discarding your Christmas tree, contact Burretec Waste Customer Service at **(909) 987-3717**.



RECYCLING THE RIGHT WAY

Have you ever had some items that break and you don't want them anymore, but you have no idea what to do with them? Whether it's electronic appliances or hazardous waste, Rancho Cucamonga has three different recycling facilities that can help you dispose of your recyclables properly....**FREE** of charge.

ELECTRONICS

Items such as; televisions, computers, or computer monitors, can be disposed of at two different locations.

 Stor-N-Lock located at 10975 Arrow Rt or call **(909) 476-7100**

 Eco International located at 11380 7th St or call **(909) 980-0688**



HAZARDOUS WASTE

Were you aware that hazardous waste such as; oils, paints, paint thinner, fertilizer, weed killer, and other harmful waste should not be disposed of in your regular garbage container? Instead, contact the City's **Hazardous Waste Facility** located at 12158 Baseline Rd and they can direct you on the proper method of disposal. They can also be reached at **(909) 919-2635**.

*****All locations are closed November 29th & December 27th for the holidays*****



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

Jim Waters
Building Inspection Supervisor

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 Fire Construction Services unit (FCS) is located within the Building and Safety department. This unit is responsible for reviewing plans for proposed developments, and providing accurate location suggestions for onsite fire hydrants for the Fire Department connections to the sprinkler systems and control valves. Using the standards produced by the National Fire Protection Association (NFPA), and the standards of the Rancho Cucamonga Fire Protection District, our staff will meet with developers to provide technical assistance for onsite fire protection systems; such as calculating and assessing a fire flow water supply requirement for development.

To set an appointment or for further information, please contact the **Fire Construction Services unit at (909) 477-2713.**

Q&A

Q: How do I request a next day inspection?

A: Call the Integrated Voice Response System (IVR) at (909) 477-2777, or go online at [www.ci.rancho-cucamonga.ca.us/Building and Safety](http://www.ci.rancho-cucamonga.ca.us/Building_and_Safety). Two additional ways to request inspections are to fax your request to (909) 477-2711 or by calling (909) 477-2710 option 2.

Q: Are Building Inspectors available for consultation?

A: Yes, they may be reached at (909) 477-2710 opt 2 between the hours of 7:00am—8:00am and 4:00pm—6:00pm.