



CITY OF RANCHO CUCAMONGA
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Building and Safety Department

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Numbers at a Glance

- Building and Safety Department.....(909) 477-2710
- Code Enforcement.....(909) 477-4712
- Business License Division.....(909) 477-2700
- Planning Department.....(909) 477-2750
- Graffiti Hotline.....(909) 481-7999
- West Valley Vector Control District..... (909) 627-0931
- Cucamonga Valley Water District.....(909) 987-2571
- RC Animal Care Services.....(800) 472-5609
- Rancho Cucamonga Police.....(909) 477-2800
- Rancho Cucamonga Fire District.....(909) 477-2770

Q & A

- Do I need a permit for a patio cover?** Anytime a structure is attached to a garage or residence, a permit is required. However, a detached structure (up to 120-square feet) can be built without a permit, but you must check with the city Planning Department for set-back information.
- Can I fix my roof without a permit?** No, a permit is required whether you are replacing the entire roof or only doing a partial roof replacement. However replacement of a very small amount of the roofing material is considered maintenance and repair, therefore a permit is not required.
- Why do I have to pull a permit when I replace my water heater?** Water heaters are pressurized containers, that when installed improperly, can leak carbon monoxide, gas, and ultimately explode. When a permit is Obtained, an inspector will come out and inspect the heater and verify the heater to be installed properly.



**Winter Issue
 Volume 1**

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CITY HOLIDAY

May 31, 2007

SCHEDULE:

City Hall is closed every Friday

CONGRATULATIONS!

Phil Guerrero for submitting Building and Safety's new motto: *"Community Enhancement through Safety and Technology"*

The Buzz in Building

"Dedicated to public safety and 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.



Welcome to our new Building and Safety newsletter, appropriately named, **"The Buzz in Building"**. Through this publication, we plan to keep you informed and abreast of current issues developing in the building construction community. In addition, our newsletter will be a communication tool that will highlight our programs and the services available through our department. We hope that you find our newsletter to be informative and helpful with all of your business questions. In this first issue, we highlight changes that come from the State:

New Codes for California. Are you ready?

- On September 11, 2006, the California Building Standards Commission (BSC) issued an inclusion in the 2004 California Electric Code. This supplement includes several significant changes, however they are not as of this date effective. State law requires a 180-day period, which would make the effective date **March 9, 2007**.
- On October 12, 2006, the BSC issued an inclusion in the 2001 California Building Code. This supplement includes several significant changes, including a Chapter 11A, Housing Accessibility. The supplements are not in effect, however the BSC has issued an Errata dated December 15, 2006, adding history notations setting publication date of the supplement as November 3, 2006 instead of October 12, 2006. State law requires a 180-day period, which would make the effective date making this effective date **May 2, 2007**.
- The 2006 Code Adoption Cycle is making excellent progress. The BSC has overseen public review periods to include hearings, received input from their Code Advisory Committee, taken hundreds of oral and written public comments, and coordinated the state adopting agency's completion of their rulemaking documents required by state law.
- The public hearings were conducted on January 16,29,and 30, 2007, the BSC adopted all code proposals to include the 2006 International Building Code, Uniform Mechanical, Uniform Plumbing, International Existing Building, and the International Fire Codes, along with the 2005 National Electrical Code.
- The next step in the process is to have a publication date, upon which the codes as adopted are available to the public. The BSC would like the publication date to be on or about **July 1, 2007**, with the effective date of **January 1, 2008** for local jurisdictions to use the new codes.

Get ready to learn the NEW International Building and Fire Codes!!!

Courtesy of Willdan



Fire Construction Services

What is partial occupancy?

In order to assist our customers, we have developed a process to allow limited occupancy specific to the needs of the tenants or building owners. The contractor and client must arrange a special final inspection of the Building, Fire, Planning and Engineering departments. As a result of the final inspections, a list of corrections will be provided and all items on the correction list should be completed. However, in some cases, there are some minor code issues which a partial occupancy can not be granted. All related departments must sign-off for the scope and purpose of the partial occupancy. The partial occupancy is time sensitive and generally will not be granted for more than two weeks. When all outstanding items have been inspected and finalized by the applicable department (s) , a Certificate of Occupancy will be issued to the owner/occupant. To request the partial occupancy check list, you can access it on line or pick up a copy at the Building and Safety customer service counter.

Building Plan Check, Permit & Inspection Services

SOMETHING NEW!!

In an effort to streamline the services for our customers, Building & Safety has combined both Building and Fire Construction Service counters to allow for a 'one stop shop' process when submitting plans. While we continue to cross train our staff to be more knowledgeable in all areas of building and fire construction, we ask for your patience and indulgence during this time. Our goal is to continue to be efficient while providing excellent customer service to our clients.

RCTOPS

The City now has two ways to schedule inspections and initiate permit applications, all from the comfort of your home. No more coming down to City Hall and waiting in line. Customers now find that applying for simple permits or requesting inspections on line are more convenient with two new on-line features that give customers 24-hour access. The City's Interactive Voice Response (IVR) system and E-Connect process allows customers the ability to:

-  Schedule, reschedule, or cancel inspections
-  Check the status of pending plan check applications
-  Initiate permit applications for simple projects
-  Obtain land parcel and permit information

For more information, log onto: www.RCTOPS.org



Why wait in line
or on hold?

RCTOPS is
now available

online to
schedule

inspections and
request permits.

Grading Services :

Dust Control

Building and Safety now requires developers to post dust control signage on projects (other than 1 single family residence), indicating immediate project contact information. The signage will consist of a 4' by 8' sign which will include the contact name and phone number of the person who is responsible for dust control. This sign will be posted at the entrance to the project site before any grading permits are issued. With the high winds that the City experiences each year, the necessity consistent to dust control measures is a must. If you have any questions concerning this signage, please contact Merry Westerlin at (909) 477- 2710 extension 4203 or ask for a dust control handout at our Building & Safety counter.

Code Enforcement

A warm welcome to our newest officer

Building and Safety—Code Enforcement has added a new officer named **Emily Campbell**. With her knowledge in neighborhood programs and city regulations, Emily is a welcomed addition to our department.

Calling all Volunteers!!!

Code Enforcement is looking for individuals who have a respect for the city and would like to assist Code Enforcement officers with identifying various violations such as, illegal signage, overgrown vegetation, abandoned shopping carts, etc. If you are interested in becoming a part-time volunteer, contact Code Enforcement at **477-4712** or apply on-line at [ci.rancho-cucamonga.ca.us\Building and Safety Department\Code Enforcement](http://ci.rancho-cucamonga.ca.us/Building%20and%20Safety%20Department/Code%20Enforcement).

Look what has just "Rolled Out"

The Shopping Cart Retrieval program is designed to help eliminate the blight caused by unsightly, abandoned shopping carts scattered throughout the city. This new program will allow citizens to take an active part in cleaning up their community. The next time you see a shopping cart "parked" on the side of the road or in a vacant field, call **Code Enforcement at 477-4712**.

Code Corner:

Final Approval of a Project:

A common **MISTAKE** about building permits is not getting them finalized. Obtaining a building permit doesn't mean your process is complete. You must call for inspections during the different phases of your project. Without the final inspection and approval, you are required to disclose the unapproved work to any future buyer of your property. Call **477-2710** to check on your permit and inspection status.

Gas shut-off :

New homes are not required to have emergency gas shut off valves. Although emergency shut off valves at the gas meters are a good idea in the event of an earthquake, they are not a current code requirement. Some developers have included them as a standard practice, but this is by choice. Once the requirement is adopted into code, the city will enforce the placement of these devices.