CITY OF RANCHO CUCAMONGA
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BUILDING AND SAFETY SERVICES DEPARTMENT

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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) 987-2591

LOOK WHO'S IN THE NEWS

There's more that meets the eye when you're talking about John Thomas, Building and Safety Plan Check & Inspection Manager. At work you might see him with plans in his arms and answering questions at the counter, but what he really has a passion for began over nine years ago. Far outside of Rancho Cucamonga, John is considered one of the leading experts on Art Deco. As the Vice President of the Art Deco Society of Los Angeles, he has what one would consider an "obsessive love" all things Art Deco. Collecting since 2002, John has even managed to amass over 4,000 unique pieces ranging from matchbooks to toasters and even sofas. John admits that some of his best finds have been at yard sales and antique stores. He especially loves items that he can clean up and fix; believing that those items 'tell a story'. John is fascinated with collecting pieces that date back from 1925 to 1940. His passion has lead him to co-write books on Art Deco and even serve on revitalization committees, and serve as a consultant to other collectors and organizations. His belief about Art Deco is that, "designers embraced Art Deco as an opportunity to change so many things".

Photo courtesy of Los Angeles Times (September 4, 2010)

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"

VOLUME IX

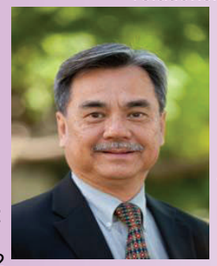
IN THIS ISSUE

CITY HOLIDAYS

February 21, 2011
(President's Day)

****REMINDER****

City Hall is closed every Friday, but Code Enforcement services are available on Fridays



MESSAGE FROM THE BUILDING & SAFETY SERVICES DIRECTOR

Trang Huynh, P.E., C.B.O.
Building and Safety Services Director

WHAT IS NEW WITH CALIFORNIA BUILDING CODES?

As we enter 2011 there are a few important changes to the construction codes that effect Building, Plumbing, Mechanical and Electrical; as well as the new Residential Building Code and the California Green Building Code. Effective January 1, 2011, the City will begin using the new 2010 Edition of the California Building Codes. The new codes are for new building construction projects with applications submitted on or after the first of the year.

For the first time in California history, the State and local jurisdictions will begin using the California Residential Code. This code is used to regulate the requirements for one and two family dwelling units, townhomes and adult and childcare facilities with less than six persons. In addition, it will also regulate other minor structures such as: carports, garages, barns, etc. The normal Building Code will be used for the new construction of apartments, commercial and industrial types of occupancies. One of the major requirements in the California Residential Code is the requirement of fire sprinkler system for all new residential home construction.

Something that is also new to California building codes, is the adoption of the Green Building Code. Enforced by the State and local building departments, this code provides the opportunity to enhance the design and construction of new buildings that will help to reduce the negative impacts that construction has on the environment, as well as encourage sustainable construction practices for the building projects within California.

Over the last several code adoption cycles, the City has adopted a number of technical amendments to the codes because of the special local climatic, geological and topographical conditions. Some of the major code amendments are: high wind design criteria for new structures located north of Banyan, class A and B minimum for roofing materials and requirements for erosion and dust controls at project sites. Additionally, soil report requirements for large projects, the use of ABS and PVC plumbing materials in residential construction, and copper tubing for plumbing fixtures associated with kitchen islands are also part of the code amendments this time.

For additional information about the new code adoption process or other code amendments . Please contact the Building and Safety Services Director at (909) 477-2710 ext. 4201.

UNDERSTANDING NATURAL GAS AND IT'S UNIQUE CHARACTERISTICS

Natural gas is composed mostly of non-reactive methane, but may contain trace amounts of other gases, such as ethane, propane and butane. However, natural gas has a number of unique characteristics.

- **Odorless** - Natural gas is virtually odorless in its pure state. For leak detection purposes, an odorant is added that can be smelled in concentrations as low as one percent.
- **Non-toxic** - Natural gas is non-toxic and creates no hazard when inhaled in limited quantities; however, if large quantities of natural gas are allowed to displace air, lack of oxygen may result in suffocation.
- **Lighter than air** - Natural gas escaping in the street, or other open areas, rises and dissipates rapidly; this is in contrast to liquid petroleum gases, like propane, which are heavier than air and, when allowed to escape, will flow downward and may pool in low areas.
- **Clean-burning -** Natural gas is the cleanest burning fossil fuel, which makes it a highly desirable fuel for many applications, particularly in regions with strict air emissions requirements. When it burns, natural gas primarily produces carbon dioxide, water vapor and heat.
- **Flammability limits -** Natural gas and air must be mixed in the proper proportions in order to burn. The proportion of gas to air has definite limits known as the lower and upper flammable limits. Natural gas supplied in southern California has lower and upper limits of 4.5 percent and 15 percent. Therefore, a fire or explosion would not necessarily occur simply because gas is present.

HOW TO DETECT A NATURAL GAS PIPELINE LEAK

Though rare, natural gas pipeline leaks can occur due to natural disasters, damage by third-party contractors or hidden corrosion.

Leaking gas from any damaged pipeline or gas meter could cause a fire, explosion, property damage or serious bodily injury. That's why it's important to know that any of the following signs may indicate the presence of a gas leak:

What to look for

- The distinctive odor of natural gas.
- A hissing, whistling or roaring sound near a gas appliance or gas house piping.
- Dead or dying vegetation in an otherwise moist area over or near pipeline areas.
- A fire or explosion near a pipeline. Special markers show the location of most major pipelines.
- Dirt or water being thrown in the air.
- Exposed pipeline after an earthquake, fire, flood or other disaster.

***NOTE*:** Do not rely on your sense of smell alone to alert you to a natural gas leak. Natural gas does not have a distinct smell.

Reprint provided by Southern California Gas Company

LEGISLATION OF INTEREST TO BUILDING DEPARTMENTS

The 2011-2012 legislative session convened on January 3, 2011. The last day to introduce 2011 legislative bills is set for February 18, 2011. Here is a summary of the most significant 2010 bills of interest to building departments, that became effective on or before January 1, 2011.

Senate Bill 183, introduced on February 17, 2009, became law on May 7, 2010, as Chapter 19 of the 2010 Statutes. The bill added new provisions to the Health and Safety Code requiring State Fire Marshal certified carbon monoxide detection devices in existing single family dwellings on or before July 1, 2011, and all other existing dwelling units (including rentals) on or before January 1, 2013. These new provisions are located in Division 13, Park 1.5, of the Health and Safety Code, known as the State Housing Law. Thus enforcement is the responsibility of the local building department. See this bill for additional detail.

Senate Bill 518 (Chapter 622 of the 2010 Statutes) amended the Health and Safety Code to require the Building Standards Commission to adopt building standards for the construction, installation, and alteration of gray water systems for indoor and outdoor uses in nonresidential occupancies, as a part of the next triennial edition of the California Building Standards Code adopted after January 1, 2011. Other related changes are made.

WILLDAN Engineering | Reprint provided by Willdan Engineering

CALIFORNIA STATE CEC REQUIRES FORM CF-1R-ALT-HVAC

California state law now requires contractors to register the CF-1R-ALT-HVAC form at the time of pulling a permit for a HVAC change out.

Once the Cf-1R-ALT's have been registered by your HERS Rater and HERS Provider, the registration number will be printed on the bottom of the form. In addition, the form will have an official watermark from the HERS Rater.

Enalasys Corporation is pleased to announce the launch of the California Energy Commission (CEC) Form "CF-1R-ALT-HVAC" On-Line Registration/Permitting system available to Building Departments for FREE.

Contractors and city building departments can take advantage of this new system and experience expedited approval and state code compliance.

For more information contact Anne Marie Jones at anne.marie@enalasys.com or (530) 412-3865 to learn about what you need to do in order to meet your CF-1R-ALT-HVAC registration requirements.

New Requirements for the State of Califor-

NEW FOR 2011

EFFECTIVE JANUARY 1, 2011: 2010 California Building Standards Code in Title 24 of the California Code of Regulations, including the new California Residential Code and CALGreen Code.

In The Green Building Code continued….

WHAT IS COMMISSIONING?

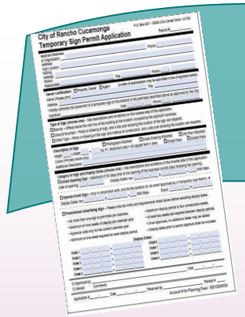
Commissioning is a quality assurance process required by the 2010 California Green Building Standards Code, also known as CALGreen Code, which is Part 11 of Title 24, California Code of Regulations. The CALGreen Code became effective on January 1, 2011, and therefore applies to most new buildings where the date of submittal for the building permit occurred on or after January 1, 2011 (Reference Health and Safety Code 18938.5)

COMMISSION REQUIREMENTS

- Apply to nonresidential buildings of 10,000 sq.ft or more of floor space.
- The process is to be performed by qualified persons to verify that the building systems and components meet the owner's requirements and the basis of the building design.
- Building systems and components covered by the California Energy Code (Part 6 of Title 24) shall be included in the scope of the required Commissioning Plan.
- Plans are also to include performance testing to assure that systems and equipment are operating in a manner as originally intended to achieve maximum efficiencies.
- Plans must identify a commissioning coordinator and commissioning team to include the coordinator, building owner or owner's representative, building staff, design professionals, contractors, equipment manufacturers, and testing specialists.
- Provide a written operating procedures and training for the building operator so that the green building design is maintained.

<u>TRAINING OPPORTUNITIES</u>

CALGreen training opportunities are available in the coming months. Green Technology is one source of green code training. Refer to www.green-technology.org/calgreen or see Section 5.410 of the CALGreen Code and how to apply Commissioning in the Guide to Nonresidential CALGreen Code, available at the CBSC website www.bsc.ca.gov


City of Rancho Cucamonga
Temporary Sign Permit Application

PROPER USE OF BANNERS FOR ADVERTISING IN RANCHO CUCAMONGA

The City supports our local businesses with the use of signage as a means of advertising. We understand that effective use of banners and signs help promote and increase business. However, in an effort to keep the City of Rancho Cucamonga attractive for residents and visitors alike, business owners are encouraged to abide by the guidelines set forth by the City of Rancho Cucamonga.

Approved Permit

First things 1st….

PERMITTING YOUR BANNER - All businesses are required to have a permit. A Temporary Sign Permit Application must be completed and approved by our Planning Department prior to hanging your banner.

Permitted banners are used to promote the sale of a new product, new tenant, new management, new hours of operation, a new service, or to promote a special sale.

WHERE CAN I PLACE MY APPROVED BANNER?

☞ **HANGING BANNERS** can be affixed below the roof line of the building

☞ **GROUND MOUNTED SIGNS** require a photo or drawing of the sign, and a site plan showing the location of the sign is required.

SIGNS THAT ARE VIOLATIONS OF THE CITY CODES?

Human Directional Signs


Vehicle Mounted Signs

Flag banner

DISPLAYING YOUR BANNERS are limited to one (1) week, but no more than nine (9) weeks.

PROMOTIONAL BANNERS are those that are used for grand openings. These banners can be displayed for no more than thirty (30) days prior to the opening of the business and no longer than sixty (60) days after.

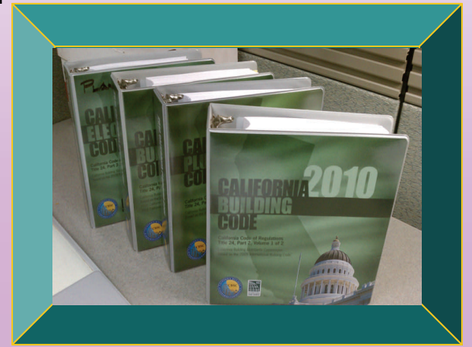
Contact the Planning Department at **(909)477-2750** for additional information regarding the use of signs and banners.

CITY ADOPTED 2010 CALIFORNIA GREEN BUILDING CODE

The State of California recently adopted and published the requirements for California Green Building Code. In an effort to encourage sustainable construction practices in the City, on November 17, 2010, Rancho Cucamonga City Council adopted the California Green Building Code (CGBC) which shall be used in the design of the new construction projects in the city after January 1, 2011. According to Trang Huynh, Rancho Cucamonga Building and Safety Services Director, the new code encourages the use of energy and water conservation measures as well as renewable, recyclable, and recycled materials in the building process. This requires that all new buildings built within the city be constructed with the environment in mind.

The CGBC contains both mandatory requirements and two levels (Tire I and II) of additional voluntary standards. New mandatory measures address the areas of: planning and design in site development, water efficiency and conservation for both indoor and outdoor use. It also addresses energy efficiency, construction material conservation and waste reduction. Finally, the CGBC requires disposal and recycling, building maintenance and operation, pollutant control, indoor and outdoor air quality, and environmental comfort.

A few examples of the mandatory requirements include:



New Residential Building Projects:

Comply with the current Title 24 energy requirements.

Reduce water consumption by twenty percent by either specifying fixtures that use twenty percent less water, or by providing a calculation that shows water usage will be reduced by twenty percent.

When a shower is provided with multiple shower heads, the sum of flow to all the heads shall not exceed the twenty percent reduced limit, or the shower shall be designed so that only one head is on at a time. Irrigation water use shall have weather based controllers.

Fifty percent of construction waste is to be recycled. The builder is to provide an operation manual for the owner at the time of final inspection. During construction, ends of duct openings are to be sealed, and mechanical equipment is to be covered.

Interior moisture control at slab on grade floors shall be provided by a vapor retarder. A 4" thick base of ½" or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete, with a concrete mix design which will address bleeding, shrinkage and curling shall be used. As an alternate, a slab design by a licensed design professional may be used.

Moisture content of wood shall not exceed nineteen percent (19%) before it is enclosed in construction. The moisture content needs to be certified by one of 3 approved methods. Building materials with visible signs of water damage should not be used in construction. Insulation that appears wet, or has high moisture content should be removed or allowed to dry prior to enclosure.

The bathroom fan shall be controlled by a humidistat, be Energy Star rated, and vented directly to the outside, unless the fan is part of the whole house ventilation system.

Whole house exhaust fans shall have insulated covers or louvers which close when the fan is off. The covers or louvers shall have a minimum R4.2 insulation.

Heating and AC shall be sized and selected by state recognized handbooks. The duct sizing shall be done by using similar handbooks.

New Commercial Building Projects:

- Comply with the current Title 24 energy requirements.
- Provide bicycle parking and changing rooms. Provide short term bicycle parking with 100 feet of entrance equal to a minimum of five percent (5%) of visitor parking spaces. Provide secure long term bicycle parking for building with an occupant load greater than ten or equal to five percent of the total parking spaces.
- Provide designed parking for any combination of low-emitting, fuel-efficient, and carpool/van pool vehicles. Reduce light pollution by design lighting such that zero direct beam light leaves the building site, design exterior light levels and uniformity rations for lighting and using the following strategies:
- Shield all light per energy code, contain interior light within each source, allow .01 horizontal lumen foot candles to escape fifteen feet beyond site boundary maximum, and provide automatic exterior lighting controls dusk to dawn.
- Building over 50,000 sq. feet shall have separate water meters for each individual use projected to use over 100 gal/day, or each laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon, or barber shop projected to use more than 100 gal/day.
- Any building or portion of building that is projected to consume more than 1000 gal/day shall be metered separately.
- Each plumbing fixture shall meet the twenty percent minimum savings as specified by the code or a calculation showing the twenty percent minimum savings for the building using the baseline in the code.
- Multiple shower heads shall be combined to show the twenty percent reduction of water usage.
- Wastewater reduction shall be twenty percent minimum and shall be shown by either the installation of water-conserving fixtures or utilize non-potable water systems using rainwater, grey water, and treated wastewater. Outdoor water use shall meet the city adopted landscape ordinance.
- Separate water meters area required for landscaped areas between 1000 and 5000 sq. feet
- Irrigation controllers for landscaped areas between 1000 and 2500 sq feet shall be weather based.

Voluntary Tier I and Tier II options:

In addition to the mandatory measures as described above, a new building project can be designed to meet Tier I and II's requirements. To meet either of the requirements, the project must comply with the following:

- Meet all mandatory requirements as specified.
- Design to exceed 2008 Energy Efficiency Standards by fifteen percent for Tier I and thirty percent for Tier II.
- Design the project for additional features such as; cool roofs, parking for clean air vehicles, 5 other electives of energy efficient features for Tier I and 15 other additional electives of energy saving measures for Tier II level.

For additional information or questions, contact the Building and Safety Services Director

or the department at **(909) 477-2710.**