



CITY OF RANCHO CUCAMONGA

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BUILDING AND SAFETY SERVICES

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IMPORTANT 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

NEW FACE IN BUILDING & SAFETY



Building and Safety welcomes **Mark Berg** as our new Building Inspection Supervisor. Mark comes to the City of Rancho Cucamonga Building & Safety Services with over twenty years experience in the field of Building and Safety. Prior to coming to Rancho Cucamonga, Mark served in various positions such as; Sr. Plans Examiner, Principle Building Inspector, Building Division Manager, and in January 2006 he earned his certification as a Building Code Official and Certified Fire Code Official and in September of the same year he was hired as the City of Norco's Building Official.

In addition to his many duties as the new Inspection Supervisor, Mark continues to serve as Chairman for the Parks, Recreation and Community Service Commission for the City of Riverside. When Mark is away from work and relaxing, he enjoys spending time with his wife of twenty-seven years, his son and two grandkids hiking and fishing and cruising around Big Bear Lake in his vintage wood boat.

JOIN BUILDING AND SAFETY AS WE WELCOME MARK ABOARD!!



Special Edition



The Buzz in Building

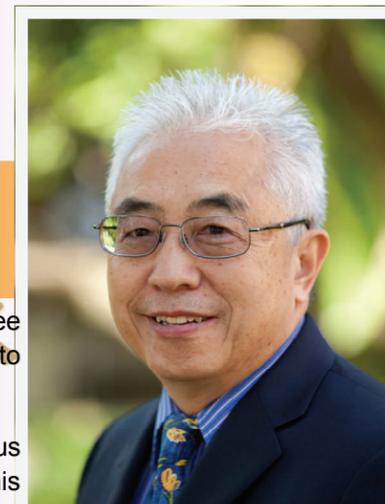
"Dedicated to public safety and the quality of life by fostering strong relationships with residents, construction industry and the business community"

Breaking News!!!

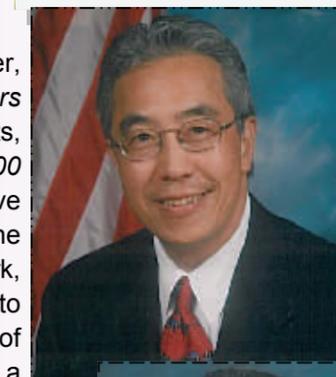
CITY MANAGER, JACK LAM, RETIRES AFTER 41YRS OF PUBLIC SERVICE

Rancho Cucamonga, CA - After forty-one years of local government, and thirty-three years as the City Manager for Rancho Cucamonga, Jack Lam has finally decided to begin the next chapter of his life; *RETIREMENT* effective September 1, 2011.

As the City Manager for the last thirty-three years, Jack has shown tremendous leadership through some of the toughest economic times; while still maintaining his professionalism and representing with the highest degree of integrity and dignity .



During his 12,045 days as City Manager, Jack has spent well over 289,080 hours serving the city council, the city, residents, and city staff, and well over 17,344,800 minutes of his career thinking of innovative ways to keep Rancho Cucamonga as the premier city where people love to live, work, and play. As Jack transitions the reigns to those who will help write the next chapter of Rancho Cucamonga's story, he leaves a solid foundation of a nationally ranked city for public safety, and an outstanding reputation as a city and organization. We all know that Jack will have some adjustment to retirement life that includes living without his blackberry, emails, and late night phone calls to staff, but we are assured that he will continue to show support for Team RC as a proud resident. Building and Safety Services Department wishes Jack Lam, a fond farewell and a happy retirement; and of course a huge Thank You for his support over the years!



Jack Lam through the years



Jack racing to the finish line....RETIREMENT!!





MESSAGE FROM THE BUILDING & SAFETY SERVICES DIRECTOR

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

VOLUME X Special Edition

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GET READY FOR THE NEW FISCAL YEAR OF 2011-12

As Jack Lam, City Manager of Rancho Cucamonga, put it “ The nationwide economic downturn has caused fiscal challenges for all levels of government. During the past three years, Rancho Cucamonga, like other jurisdictions, has had to endure multiple years of revenue declines, resulting in the need to take actions to reduce annual budgets in order to adjust to the realities of diminished resources. The accompanying challenge has been to help maintain, as much as possible, reasonable stability of programs of service even as revenues declined.” During the last three years, the Building and Safety Department has provided equal sharing of budget impacts through different sources of reductions. In fiscal year 2006-07, the department operated with a budget of \$4.20 million dollars and a staff of 40 employees. Currently, the department’s budget has been reduced by 30% in budget allocation and 20% reduction in staffing.

Although Building and Safety remains fiscally responsible to the demands of the current economic downturn, the department continues to provide excellent programs and services to our residents in the areas of Inspection, Permits, Plan Check, and Code Enforcement. Some of our new programs that we have implemented despite our budget constraints during the last few years are the following:

- Implemented the Integrated Voice Response (IVR) and the Rancho Cucamonga Telephone and Online System (RCTOPS). These programs assist our customers with obtaining permits for simple projects and inspection request services on-line.
- Took over the Mobile Home Park Enforcement from San Bernardino County
- Conducted several neighborhood clean-ups annually.
- Implemented a volunteer program to assist Code Enforcement with taking down unwanted signs and other non-public contact code enforcement issues.

(continued on page 5)

CITY HOLIDAYS OBSERVED

LABOR DAY
(September 5, 2011)

****REMINDER****

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

BUILDING AND SAFETY - CODE ENFORCEMENT SPOTLIGHTS

JACOB DEXTER

Code Enforcement Volunteer

Congratulations is in order for Jacob Dexter, Code Enforcement Volunteer for his work and contributions to the Code Enforcement Division of Building and Safety Services Department. Jacob has been a Code Enforcement Volunteer since June 2010. His motivation for volunteering is to give back to the Community and to help keep this city looking at its finest. Part of Jacob’s responsibilities are to remove illegal signs that are posted on telephone poles, light poles, and signs in the public right-of-way. In addition, Jacob helps reporting graffiti and abandoned shopping carts.

Away from Rancho Cucamonga, Jacob works for the City of Chino part-time in their Community Services Department and attends Mount San Antonio College full time. Jacob is a team player and whether he’s volunteering his time or giving back to the community, Jacob does so 100%.

On June 22, 2011, Jacob Dexter was honored with the Volunteer of the Year Award, presented by the American Red Cross, Inland Empire Chapter, at its annual awards and recognition dinner. This recognition is one of the highest awards the American Red Cross presents to a volunteer; it recognizes Jacob for his exceptional leadership in coordinating, directing, and successfully completing activities to strengthen the chapter's Youth and Disaster Services programs. Jacob has been volunteering for the American Red Cross since 2008 and is active in Disaster Services as a Disaster Action Team Leader. In addition, Jacob is the Lead Advisor for the American Red Cross Inland Empire Chapter's Youth Program. As the youngest board member, Jacob, was appointed to the Board of Directors on June 22. Building and Safety congratulates Jacob for his dedication to his community and commitment to volunteerism.



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 many people of their oxygen and ultimately leading to death by asphyxiation. These deaths can be preventable with the help of installation of carbon monoxide detectors. These detectors are designed to alert the occupants whenever there are high levels of carbon monoxide present.

Effective July 1, 2011 all homes using fossil fuel burning appliances, with a fireplace or an attached garage will now be required to have carbon monoxide detectors installed in their homes. The Carbon Monoxide Poisoning Act of 2010 known as SB183 requires homeowners, landlords, apartment managers and builders to install both carbon monoxide and smoke detectors in dwellings to prevent accidental deaths.

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.**



With unusually high temperatures this summer, what are some practices to help protect us from damaging UV rays and other potential damage from the sun?

SUN SMART TIPS

TOP 10 TIPS

#10 - Eliminating standing water on your property will reduce the risk of mosquitoes breeding and laying eggs causing the potential risk of the West Nile Virus.

#9 - Use insect repellent with DEET when outdoors; especially during the early morning and evening hours.

#8 - Check your windows and doors to make sure that the screens are tight-fitting so mosquitos can't get in.

#7 - Prevent drowning by supervising children at all times. Make sure to have a safety barrier around pools and spas, and be sure to check for any defects.

#6 - Use cool compresses, misting, showers & baths to prevent overheating.

#5 - NEVER leave an infant, child or animal in an unattended car; not even for a second

#4 - Be sure to apply sunscreen (at least SPF 15) liberally at least 15 minutes before going outdoors and re-apply every two hours. Sunscreen helps prevent skin cancer and premature aging.

#3 - Don't forget to wear sunglasses when outdoors. Chronic exposure to the sun can cause cataract which left untreated can lead to blindness.

#2 - Protect your face and neck by wearing a wide brimmed hat, and wear loose fitting clothing to keep cool and to protect your skin from the sun and mosquitoes.

And the number one way to beat the heat.....

#1 - UV rays are strongest during the hours of 10am - 4pm, so reduce your exposure to the sun during these hours and keep your physical activities to a minimum. Drink plenty of water and take breaks in the shade.

Stay safe this summer and be "Sun Smart"

For more information about staying cool this summer visit the Department of Public Health website at www.cdph.ca.gov

RANCHO CUCAMONGA HAS A SHOPPING CART ORDINANCE



Later this year, the City of Rancho Cucamonga will begin to require that all retail businesses manage their wayward carts. We've all seen them; shopping carts on sidewalks, intersections, vacant fields and residential neighborhoods creating not only visual blight but sometimes hazardous conditions. Although there are some retailers that actively play the good-neighbor role and have measures to prevent their carts from being removed from their property, the City is still in need of cooperation from others. Under the new city ordinance, businesses will be required to properly identify their carts and post signage advising to patrons against the removal of carts from the business locations. In implementing this ordinance it will shift the responsibility back to area businesses and require them to take a more active role in the maintenance and retrieval of their carts. For those that fail to comply when given notice, enforcement action could follow; however, it is the City's goal through this ordinance to gain voluntary compliance. The ordinance is less restrictive, allows businesses a variety of options, and was supported by the Chamber of Commerce and other retail associations. For more information about the regulations, please contact **Code Enforcement at (909) 477-2712**.

BUSINESS RELOCATION

Are you moving your business to Rancho Cucamonga? Before you do, we recommend that you visit City Hall **before** signing your lease agreement or **before** purchasing the property to ensure that the property is properly zoned for your business use. Staff from the Planning, Business Licensing, and Building and Safety are happy to meet with you to verify the proper zoning business use, type of occupancy and discuss about technical code requirements, permit process, etc.

For more information, contact **John Thomas**, Plan Check and Inspection Manager at **(909) 477-2710 ext. 4206** or email John.Thomas@CityofRC.us

WHAT WORK IS EXEMPT FROM OBTAINING A PERMIT?

Permits are required for all building construction and most repair work, but below are some examples of projects where permits are not required. Restrictions and conditions apply:



- One story detached accessory structures less than 120 sq ft.
- Wood, plastic, metal or chain-link fences not exceeding 6 ft in height
- Flag poles not exceeding 20 ft in height above ground (in a residential lot)
- Sidewalks and driveways
- Painting, papering, tiling, carpet, cabinets and similar work
- Shade cloth structures constructed for nursery or agricultural purposes
- Swings or other minor playground equipment accessories
- Window awnings supported by an exterior wall
- Nonfixed and movable fixtures, cases racks and partitions not over 5' 9"
- Portable heating and cooling units.



HIGH PILE STORAGE (H P S) : The Responsibility of a Business Owner

By Moises Eskenazi, CBO

This acronym can be the most hated to storage facilities business owners. HPS stands for “High Pile Storage”. HPS is the relationship between the volume of stored merchandise, its combustibility and the building’s fire protection system; it is an analysis that measures and mitigates the risk of fire. In simple terms, the concept is to make sure a fire does not over take the fire sprinkler system of the building. The merchandise volume and the area of the storage facility are important factors in determining the level of protection. Low risk storage rooms and warehouses may not require fire sprinkler protection while high-risk facilities may need specialized sprinkler system with very large volumes of water supply.

Once a consultant performs the analysis, Fire Construction Services (FCS) will review the report and plans, subsequently when approved and inspected, FCS will issue the HPS permit in accordance with the California Fire Code. HPS is defined in the California Fire Code as “Combustible materials in closely packed piles, pallets, racks or shelves”. Most businesses use one or more of these storage methods, but most small business do not meet the minimum thresholds to require a HPS permit. Facilities with more than 500 square feet of merchandise that is stored more than 12 feet high are required to prepare a report/plan and obtain a permit. When merchandise is classified as a high hazard commodity, the threshold for permit issuance is lowered to merchandise stored above 6 feet.

In conjunction with the HPS requirements of FCS, when facilities use shelves and/or storage racks, structural plans are required to be submitted separately to the Building and Safety Services Department for review and approval before the rack and/or shelves are installed. Permanent racks less 6’ high or movable racks of any height are not require to be submitted for structural plan review and do not require a building permit. Construction documents for the installation of racks and shelves must include structural calculations prepared, signed, and stamped by a California licensed engineer.

FCS has prepared a handout outlining the local requirements for the submittal documents. The “High Pile Storage Submittal Requirements” document can be obtained at the city web site in the Fire Construction Services section of Building and Safety. HPS plan review and permit issuance is not just a local or state requirement but also a nationally enforced regulation. State requirements can be found in the 2010 California Fire Code and the national standards are found in the 2010 edition of NFPA 13.

CODE AMENDMENTS FOR GRADING REGULATIONS:

This year the City of Rancho Cucamonga adopted the 2010 version of the California Building Code. Along with adopting Appendix J – Grading – the City also adopted an ordinance amending the building code regarding grading. The ordinance provides some exemptions for minor grading work. The ordinance also requires As-Built Grading Plans to be submitted for a permanent record at the end of the grading work. In addition, the ordinance requires grading plans to include temporary erosion control measures during grading work, along with protection for adjacent properties to the permitted grading work. An important consideration for our residents, the ordinance also requires dust control measures to be in place during grading work. Should you have any questions on the preparation of the grading and drainage plans please stop by the Building and Safety Services Department front counter or call

Matthew Addington, Associate Engineer at call at (909) 477-2710 x4202 or email to Matthew.Addington@CityofRC.us

MESSAGE FROM THE DIRECTOR CONTINUED....

- Implemented the Abandoned Home Registration program to deal with the rising problem of foreclosed homes.
- Administered the Energy Efficiency Reimbursement Program
- Enforced Landscape Maintenance Ordinance by contracting with abatement companies that specialize in applying temporary color to dead grass, and drain the pools of abandoned homes as to enhance the curb appeal of the property and its neighborhood.

During this coming 2011-12 fiscal year, in addition to our normal activities in permit, plan check, and code enforcement, the department will engage more in the enforcement of the new building codes; such as the new residential code, green building standards and residential fire sprinkler. The Building Inspection unit will continue to provide assistance to other city departments in coordinating and performing project management of certain city building projects. The Code Enforcement unit will continue providing enforcement of the municipal codes to abate the nuisances related to foreclosed properties, shopping cart abandonment, coordinating neighborhood clean-ups and maintaining the successful code enforcement volunteer program.

In addition to the many programs already provided by Building and Safety, the department is also looking forward to the implementation of the Citizen Response Management (CRM) system which will enhance the service and complaint requests tremendously. This tracking system will allow the public to access and know the status of a case or request any time of the day.

The performances of the Building and Safety Services department and many other City departments, during the last few years, have shown tremendous progress, great cooperation and efficiency during these difficult budgetary times. The City Manager has made a conclusion in his recent budget presentation as such: “Rancho Cucamonga’s budgetary strategy has been to achieve a “soft landing” through gradual, strategic budget reductions combined with the judicious use of reserve funds so that services, while under intense fiscal pressure, would not suffer major dislocations but have some measure of stability. All this has been achieved through austerity measures, cutbacks in materials and supplies, staff reductions, salary reductions through furloughs, rebidding of contracts, organizational restructuring, re-distribution of workload, aggressive grant writing, and strategic use of reserves. While services may be “frayed around the edges,” the core parts of all our public services remain relatively intact.”

WE ARE LOOKING FORWARD TO A NEW AND BETTER FISCAL YEAR!

