



# 2010 Calabasas Building Code Workshop

January 4, 2011

# 2010 Calabasas Building Code Workshop

- Founders Hall, Tuesday, January 4<sup>th</sup>, 2011
- 23 persons on the sign up sheet – approximately 30 in attendance
- 6 Information Stations with Building and Safety Staff
- Numerous Building Code Handouts



# 2010 Calabasas Building Code Workshop



# Building Code Comments Received

- Section 102.6 Existing Structures (1)
- Section 104 Duties and Powers of the Building Official (4)
- Section 105.2 Work Exempt from a Permit (3)
- Section 109 Payment of Fees (3)
- Section 112 Service Utilities (1)
- Section 113 Board of Appeals (3)
- Section 116 Unsafe Structures (5)
- General (1)

# Comments Received

- **Section 102.6 Existing Structures**
- *There should be greater clarity in the code concerning grandfathered structures. If a building has been there for a long time it may have had permits which are now lost. Old buildings should be allowed to remain.*
  - Confusion arises from the “legal non-conforming” zoning status granted to many pre 1991 buildings
  - Unpermitted buildings (111.1) CANNOT be “grandfathered” but CAN be permitted if safe and in conformance with zoning codes

# Comments Received

- **Section 104 Duties and Powers of the Building Official**
- *There should be a review board set up to look at all the Building Official's decisions.*
- *The Building Official should not be able to issue orders without three members of the Council signing off on the decision.*
- *The Code should clearly require the building official to issue all orders in writing.*
- *The code should contain a definition of the building official and their qualifications. The Building Official should be an engineer.*

# Comments Received

- **Section 105.2 Work Exempt from a Permit**
- *The language should match that of the City of Malibu*
- *The language in our permit requirement section is too broad. We should not have to obtain a permit for minor work such as electrical switches and garbage disposals.*
- *Sheds should not be limited to 7 feet in height or less than 120 square feet. Some sheds that you can buy at Home Depot are larger than that.*

# Comments Received

- **Section 109 Payment of Fees**
- *Investigative fees are punitive – why have this code provision?*
- *The Non Compliance Fee needs to have a geological, topographical, climatic justification*
- *The authority of the Building Official to issue a non-compliance fee is an unnecessary, punitive authority*



# Comments Received

- **Section 112 Service Utilities**
- *The authority to disconnect service utilities should identify what kinds of violations can lead to utility shut off. For example, it should exclude the unpermitted installation of minor items like a light switch, which under the way it is currently worded, can still lead to the decision of the building official to disconnect power.*

# Comments Received

- **Section 113 Board of Appeals**
- *There should be a fixed technical Board of Appeals comprised of five multidiscipline professionals to hear all matters concerning disputes on the building code. It should be impartial and hear more issues, like any dispute that an individual has with the Building Official.*
- *The Board of Appeals should be the same as the City of Agoura and be the Planning Commission.*
- *Language should state that the Board must be impartial and technically qualified*

# Comments Received

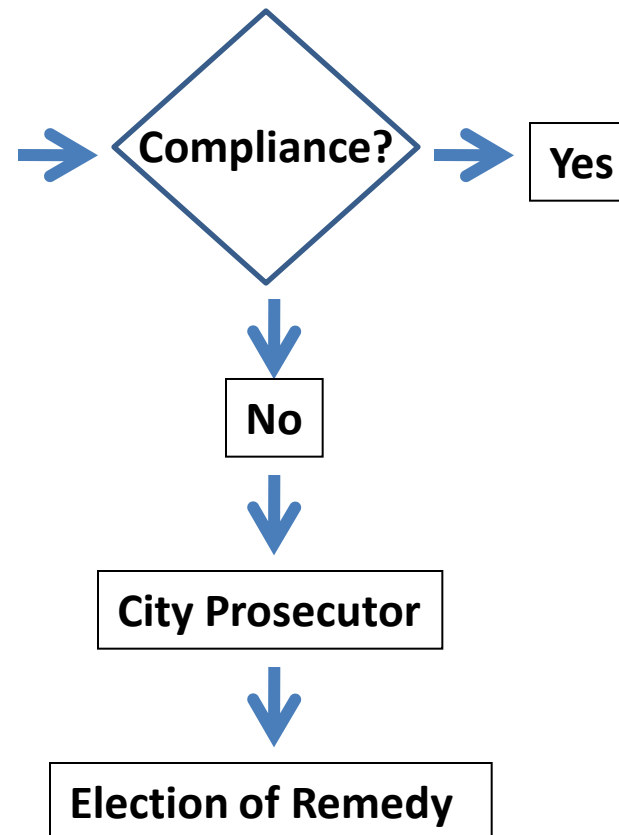
- The City's Code Enforcement process governs violations of Law and the Building Code is a Law
- The Municipal Code designates the City Manager as the ***law enforcement officer*** of the City:
  - MC2.08.070 A.1 - Powers and Duties
    - “Law Enforcement. It shall be the duty of the city manager to enforce all laws and ordinances of the city...”*
- MC 1.17 Municipal Enforcement and MC 8.2 Public Nuisance and Abatement outline the code enforcement process

# Comments Received

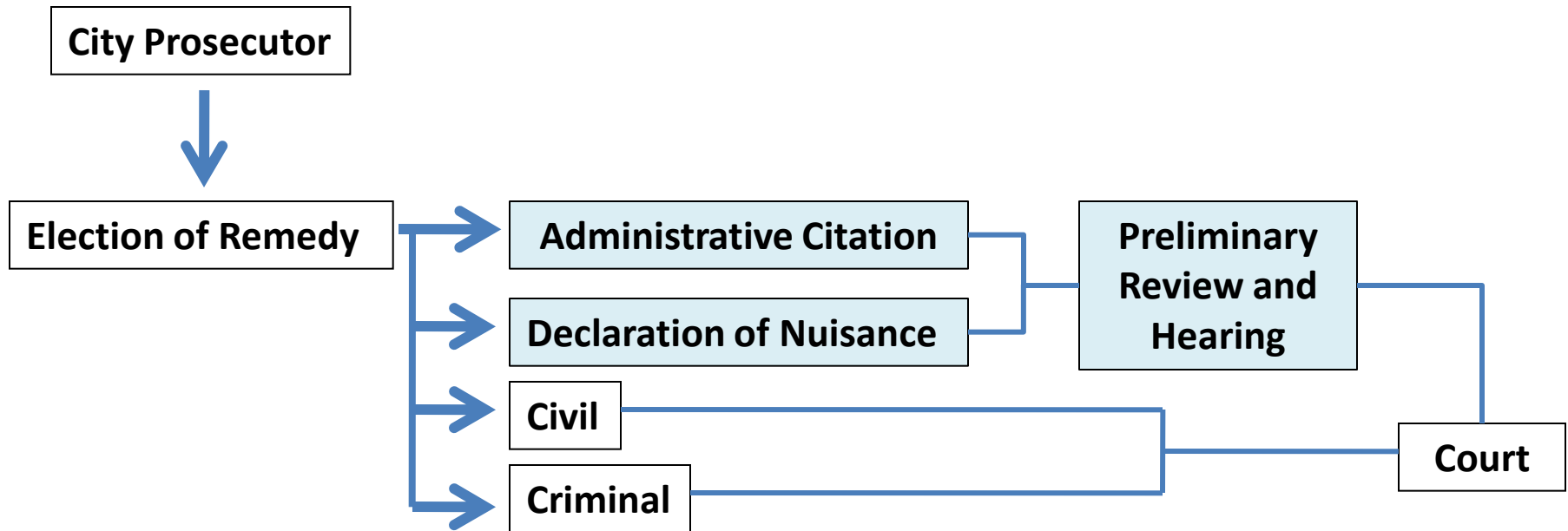
On site inspection/stop work

Stop work notice

**Notice Of Violation Issued**



# Comments Received



- The City's Municipal Code remedies include appeal provisions

# Comments Received

- **Section 116 Unsafe Structures**
- The section assumes that the building is automatically unsafe and it may be just fine. The language now says that anything within a home that is unpermitted can be deemed unsafe.
- Anything without a permit is automatically deemed un-safe and that is too broad.
- The Building Official should have to file a written report on any alleged unsafe conditions
- Any notice of an alleged unsafe condition should have to be filed via certified mail with documentation of receipt required
- Homeowners should be allowed to restore an unsafe building to a safe condition – this permission has been removed.

# Comments Received

- **General**
- The City should not adopt any amendments to the suggested State language but instead adopt the suggested administrative language as is.