

LEAGUE OF CALIFORNIA CITIES Planning Commissioners Academy

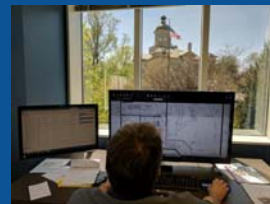
April 5, 2018

*Building Departments Role In
Reviewing Private Development*



What is a Building Department?

- Plans Examiners
 - Licensed Design Professionals – Structural
 - Trade Experience
 - Certified - International Code Council (ICC)
- Building Inspectors
 - Trade Experience
 - Communication & Customer Service Skills
 - Certified - International Code Council (ICC)
- Permit Technicians
 - Communication & Customer Service Skills
 - Certified - International Code Council (ICC)



The Building Official

- Manages building plan review and inspection process
- May coordinate the entire review process
- Issues the “Building Permit” and “Certificate of Occupancy”
- Responsible for compliance with Title 24 and any local requirements



Why are Building Departments Necessary?

- Health, Safety and Welfare of the General Public
 - Earthquake
 - Fire
 - Environmental
 - Consumer Protection
- Mandated by State Law
 - California Health and Safety Code
 - California Code of Regulations Title 24
 - California Government Code
 - California State Housing Regulations
 - California Code of Regulations Title 25
- Federal Law
 - 1991- 2010 Americans with Disabilities Act (ADA)



What is Title 24?

- 13 Parts
- California Building Standards Commission and ICC
- Development Agencies:
 - Division of the State Architect (DSA)
 - Office of the State Fire Marshal
 - Department of Housing and Community Development (HCD)
 - Office of Statewide Health Planning and Development (OSHPD)
 - Development Energy Commission
 - Building Standards Commission



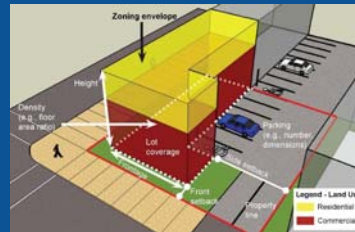
What is the "Building Permit"?

- Definition varies by local jurisdiction
- A "license" to build per the approved plans
- Typically not issued unless all local agencies approve
- Partial approvals – Foundation to Grade
- Issued by Building Official
- May not be all inclusive



Building and Zoning – Coordination Required

- Zoning typically yes or no answer
- Building Codes – it depends....
- Building Department reviews prior to Planning Commission
- Issues:
 - Fire Walls, Party Walls and Property Lines
 - Occupancy Groups
 - Fire sprinklers – closer to the lot lines

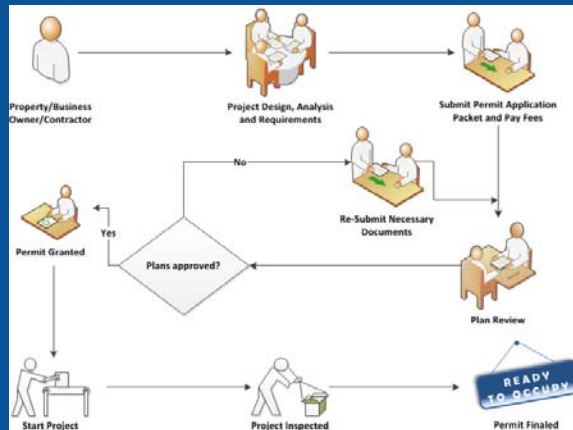


What is the “Certificate of Occupancy”?

- Permission to occupy the structure
- All life safety items must be approved
- “Temporary Certificate of Occupancy” (TCO)
- Only the Building Official can issue
- Other regulations and requirements may be tied to the CO



Typical Process Flow



Who is Responsible for the Development Review Process?

- Building Official
 - City Engineer
 - Fire Marshal
 - Planning Manager
 - Health Department
 - Community Development/Public Works Director
 - City Manager/CEO
 - City Council/Board of Supervisors
 - All of the above
- Process Coordinator
- Process Manager
- Executive Authority
- TQM – Everyone Working together

Who is Responsible for Field Compliance?

- Building Inspector
- Code Enforcement Officer
- Fire Marshal
- Planners
- Construction Inspector/Public Works
- All of the above



Field Inspection

Each may have a specific or multiple roles



Conclusion

- Departments and Systems can vary
- End results must not vary
- Everyone has an important role in the process - TQM
- Customer driven focus
- Early Building Department involvement may save time and money
- Solid communication and teamwork = Successful outcomes



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Questions