

"Maintaining a safe and healthy environment in which to live, work, and play."



Coastal Conversation

City of San Clemente, Community Development Department

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Community Development
Director

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Message from the Community Development Director

Our feature article inside is written by our Building Official. He provides a good overview of the upcoming 2013 California Building Code changes. Mike and his staff are starting to read and educate themselves about the pending code changes. Once they understand the technical aspects of the amendments, Mike will begin preparing materials for a FREE educational series that will be available to all local architects, contractors and other interested parties. Mike conducted a similar series for the 2010 code amendments. The programs were very well attended, even drawing professional attendees from outside the immediate area. The printed versions of the codes will become available to the general public in July 2013. We expect our educational meetings to occur in the early fall of 2013. Keep an eye out for times and dates. These programs are very valuable in keeping you knowledgeable about the new codes.

Renew your Business License Online

As of January of 2013, most businesses in San Clemente may renew their annual business licenses online. An estimated 65 percent of businesses in San Clemente can easily renew their annual license online. Businesses requiring third party inspections or regulatory approvals are not eligible to renew their business license electronically. By example, beauty salons and spas, contractors, and gourmet food trucks, among others, require industry-specific licensing to legally operate in the state, which must be verified to obtain or renew a business license with the City. Please keep in mind that this online service is specific to renewals; all new business licenses or any changes to existing licenses must be processed through the Business License Division at City offices located at 910 Calle Negocio #100, San Clemente, CA 92673.

With the new online business renewal process, business owners who utilize the system can:

- Help the City "Go Green"
- Save on postage expenses
- Access and pay your license at your convenience
- Pay your license online with a credit card (Visa, Master Card, Discover or American Express)
- Print or reprint your business license online

Visit the City's website at <http://san-clemente.org/sc> and click on "Services", then "Business License" and select "Online Renewal" and follow the prompts to renew your license.



If you have questions, please contact Business Licenses at (949) 361-6166 or visit the City's Community Development Department at 910 Calle Negocio, San Clemente.



Changes Coming to California Building Codes

California's building codes (California Code of Regulations, Title 24) are updated and published every three years. The California Building Standards Commission is responsible for the administration and implementation of each code cycle, which includes the proposal, review and adoption processes.

The 2013 California codes are scheduled to go into effect in January 2014.

These new 2013 California Codes will incorporate the latest updates made to the national model codes as well as modifications made by various state agencies.



Over the last 20 years or so, the scope of codes has expanded beyond fire and life safety regulations and priorities have shifted to encompass environmental and functional issues. This is particularly evident in California where regulations mandating **energy efficiency**, reductions in **water usage**, **disabled access** improvements, **sustainable construction**, **water quality**, **recycling**, and **bicycle parking** to name a few have been incorporated into California codes. These regulations, while not without merit, have

imposed additional complexity upon building owners, property managers, building designers, contractors and local building department staff beyond the traditional fire and life safety priorities of the past.

The upcoming code changes will continue the trend of tightening code regulations related to energy usage, sustainable green construction practices, and disabled access requirements.

Energy Code

The 2013 California Energy Code will contain new requirements that will result in additional energy savings. Energy improvements include higher performance windows, increased HVAC duct insulation, increased wall insulation, and making new houses solar ready to accommodate future solar panels.

Single family homes constructed using the new standards should result in 25% energy savings compared to current regulations while new multi-family residential projects should see a 14% energy savings. Non-residential projects constructed using the new standards are expected to see energy usage reduced by 30% compared to current regulations.

According to the California Energy Commissions, these energy efficiency standards have saved Californians more than \$74 billion in reduced electricity bills since 1975. These standards conserve electricity and natural gas and prevent the state from having to build more power plants. The Commission accounts for the savings by using forecasting models for residential and commercial energy consumption. The savings are calculated by determining the energy savings associated with a more efficient building standard or appliance.



The success of standards and other energy efficiency efforts is a significant factor in California's per capita electricity use remaining flat over the last 40 years while the rest of the country's per capita energy use continues to rise.

Sustainability - Green Building Standards

Mandatory green (CALGreen) construction regulations were first enacted in California in 2010. CALGreen was the first statewide mandatory green building code in the nation. It set minimum standards for buildings as part of a broad effort to significantly reduce California's carbon emissions.

Among the requirements contained in CALGreen, every new building in California must reduce water consumption by 20 percent, divert 50 percent of construction waste from landfills and use construction materials with low levels of volatile organic compounds (VOC's).

CALGreen also contains requirements related to providing bike parking, and designated clean vehicle parking, and regulations to minimize light pollution from non-residential buildings.

While initially required only for new buildings, the 2013 CALGreen Code will be imposed on many existing buildings undergoing renovation and remodeling starting in 2014.




Accessibility for Persons with Disabilities

The 2013 California Building Code will include numerous changes related to disabled access regulations for new and renovated non-residential buildings.

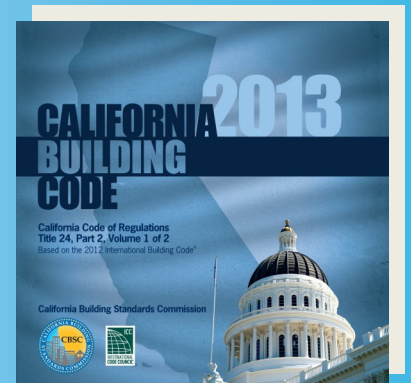
California has made technical changes and reformatted the state code in an effort to have the state requirements better match the requirements contained the Federal Americans with Disabilities Act.

In the long run the coordination of these two sets of regulations will be beneficial. In the short run there will be challenge because of the many subtle changes that the design and construction community must become familiar with and incorporate into their projects beginning in 2014.



Regulation Reduction

The Building Division will be bringing a code adoption package to the City Council in the fall of 2013 to formally adopt the 2013 California Codes along with any local amendments necessary. As a part of the code adoption process, staff will review current local amendments to streamline or eliminate any unnecessary regulations. For example, the City will be exploring whether any minor construction projects such as fences and retrofit windows might be exempted from requiring a building permit.





Contacting City Staff

Community Development	949-361-6105
Building Division	949-361-6162
Planning Division	949-361-6184
Code Enforcement	949-366-4705
Business License	949-361-6166
Engineering Division	949-361-6119
Customer Liaison	949-361-6100
Police Services	949-770-6011
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Upcoming Holidays and Office Closures

- Monday, May 27, 2013
In observance Memorial Day
- Thursday, July 4, 2013
In observance of Independence Day
- Monday, Sept. 2, 2013
In observance of Labor Day

TAKE OUR SURVEY

After a visit to the Community Development/Public Works, or other City offices, you can visit our website and let us know which department(s) you've worked with and tell us about your experience in working with City staff. We are always looking for new ways to make provide you with the best service possible, and welcome your input. This new survey is available throughout the City's website at: www.san-clemente.org