

DEVELOPMENT SERVICES DEPARTMENT

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The Latest Developments is a publication of the City of Redding Development Services and Transportation and Engineering Departments.

For contact information, please refer to the end of this newsletter.

THE LATEST DEVELOPMENTS



Issue 1

January 19, 2007

ROLE OF THE BUILDING AND CODE ENFORCEMENT DIVISION

Continuing our series on what services the Development Services Department provides, this month, we are addressing the Building and Code Enforcement Division.

BUILDING DIVISION — THE SILENT DEFENDERS

Most people take it for granted when they buy a home, rent an apartment, send their children to school, enter an office building, or go into a public facility that the structure is safe. They don't expect a building to collapse with them inside. They don't think about the danger of electrocution when turning on a light switch or plugging in an appliance. They assume the plumbing works properly and is not a health hazard. They expect heating, air conditioning, and other mechanical systems to operate safely and efficiently. They also don't think about the fact that safe buildings don't happen by chance. That is why the International Code Council has coined the term "silent defenders" to describe



the role local building departments play in our society.

Not only does building safety save lives, there is an economic benefit as well. When homes and businesses are lost, it can have a devastating effect on communities through loss of jobs and income.

Many lives have been saved and property damage reduced by smoke detectors alerting residents to fires. Smoke detectors are required by building codes. Bedroom windows of sufficient size to allow residents to escape in

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ASSEMBLY WATER CONSERVING LANDSCAPE BILL WILL CHANGE LOCAL PRACTICES

Residential and commercial landscape irrigation systems are routinely set to apply 30-50 percent more water than is needed to maintain plant health, regardless of the type of plants being watered. This overwatering occurs throughout the year, often during rainy periods and in the fall. The water waste is the result of irrigation systems that are installed or managed improperly, including irrigation clocks that are set incorrectly.

Statewide efforts are under way to increase the standards for efficient irrigation products and the landscape program implementation requirements for water agencies. Recently, the Governor signed AB1881 Water Conservation in Landscaping Act. This bill essentially raises the bar for local agencies, requiring implementation of water-conserving landscape standards greater than those enacted in 1994

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Building Division — <http://www.ci.redding.ca.us/devserv/building/index.html>

Building permits finalized during the last four weeks:

| Structure | Number of Units | Valuation |
|------------------------------|-----------------|--------------------|
| Single-family | 21 | \$ 4,529,809 |
| Multi-family | 8 | 738,115 |
| Commercial | 3 | 635,187 |
| Remodel, repair, & additions | 104 | 2,824,320 |
| Total | 136 | \$8,727,431 |



149 permits were applied for from December 15, 2006, to January 15, 2007.

Building permits issued during the last four weeks:

| Structure | Number of Units | Valuation |
|------------------------------|-----------------|---------------------|
| Single-family | 22 | \$ 4,921,259 |
| Multi-family | 0 | 0 |
| Commercial | 5 | 7,577,076 |
| Remodel, repair, & additions | 88 | 2,494,008 |
| Total | 115 | \$14,992,343 |

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emergencies and provide access to rescue personnel are another safety factor included in building codes. Stair guardrails provide an obvious safety factor and protect children from getting their heads stuck between rails or falling through rails when guardrail spacing is enforced. Wind-force resistance and seismic provisions in building codes are safeguards that protect people and property from natural disasters, such as windstorms and earthquakes.

Today's building codes can be traced back to the Code of Hammurabi, circa 2200-1800 B.C. The Code of Hammurabi provided for the death of a builder if the construction of a dwelling collapsed and caused the death of the owner. The first building codes in the United States (U.S.), established in 1625, addressed fire safety and specified materials for roof coverings. In 1630, Boston outlawed chimneys made with wood and thatch roof coverings. In the late 1770s, George Washington recommended that height and area limitations be imposed on wood-frame buildings in his plans for the District of Columbia. In 1788, the first known formal building code was written in the U.S. (in German) in Old Salem, now Winston-Salem, North Carolina.

Larger U.S. cities began establishing building codes in the early 1800s. In 1865, New Orleans was the first city to enact a law requiring inspections of public places. The National Board of Fire Underwriters published its recommended National Building Code in 1905. In 1915, the world's first model code organization was established to provide a forum for the exchange of ideas regarding building safety and construction regulations.

Prior to the year 2000, building safety codes were regional. Most codes in the U.S. were produced by three model code organizations. After the year 2000, one set of building codes for the entire country was developed. In California, after considerable delay and some political turmoil at the State level, we are finally scheduled to adopt this new set of building codes in January 2008.

In the City of Redding, the Building and Code Enforcement Division is charged with ensuring that safe buildings are provided within our community. Buildings are constructed to be safe due largely to a cooperative effort between the Building and Code Enforcement Division, architects, engineers, and the construction industry. This is accomplished through three distinct sections working cooperatively together.

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The Plan Check Section is charged with reviewing plans and specifications submitted along with building permit applications for conformance to the California Building Standards Code and other applicable construction regulations. Additionally, the review is coordinated with other City Departments which may have an interest in the process. For example, the Solid Waste Division may get involved to verify that it will be able to maneuver garbage trucks in front of trash enclosures. When an application is submitted for a building permit and the review reveals that there are items which are not in conformance with applicable codes, a correction list is prepared and given to the applicant and/or the design team. The design team is then responsible to make the appropriate corrections and to resubmit the corrected plans to the City. When the review reveals that the deficiencies have been corrected, a building permit is issued.

The Building Inspection Section gets involved after building permits are issued. Building Inspectors are responsible for inspecting construction in the City to verify that it is in conformance with applicable codes and the approved plans. Building Inspectors also coordinate with various Departments in the City to ensure that their requirements have been met. An example of this might be to ensure that the Engineering Division has signed off on improvements in the public right-of-way, such as traffic lights, before

occupancy approval is granted. Both plan check and inspections are mandatory under State law.

The Code Enforcement Section typically gets involved at a later date. When buildings become dilapidated or substandard due to lack of maintenance, deterioration, vandalism, or other causes, Code Enforcement steps in and asks building owners to make the necessary repairs. When building owners refuse to do so, Code Enforcement begins the legal process to effect the necessary repairs through issuance of citations, administrative hearings, legal action, and other means. In addition to dealing with substandard buildings, Code Enforcement also deals with substandard conditions within our community, such as illegal dumping, graffiti, overgrown weeds, abandoned vehicles, etc. Code Enforcement works very close with many other City Departments and other agencies to coordinate efforts and maximize overall efficiency.

Rather than take on an enforcement approach, the Building and Code Enforcement Division seeks to work in a cooperative manner with its customers. Teamwork, training, and education for both staff and the design community and the use of effective communication are all highly valued. Through the application of these tools, the Building and Code Enforcement Divisions has been very successful in meeting its goals of ensuring that buildings in our community are safe and that we have good relationships with the community.

2006 Construction Activity — Has the Construction Bubble Burst?

A look back at the building activity for calendar year 2006 shows that \$170,000,000 worth of buildings were constructed, down from \$222,000,000 in 2005. This is a 23 percent reduction from the previous year and characterized by the media as the "bursting of the housing bubble." The 287 single-family homes permitted in Redding in 2006 does represent a 60 percent decline from last year's 718 houses; however, a closer look provides a little perspective on the issue.

The \$170,000,000 valuation in building construction represents the fifth best construction year ever for Redding and is at a level that is 21 percent above the 10-year average. As noted in a recent Record Searchlight article,

Permit Center Manager Wayne Gungl believes much of the construction work observed in 2006 was actually related to permits issued in 2005.

Some have speculated that builders have moved to unincorporated Shasta County, either to escape high fees or find more readily developable land. However, this is not reflected in the actual construction numbers. The County's records show that 316 new single-family dwellings were constructed in their jurisdiction this year—10 percent more than constructed in Redding. When *all* types of housing are included, residential construction in the City provided 421 residential units compared to 340 in the County.

While the unincorporated area of Shasta County has a population of approximately 90,000 (similar to Redding's), the total construction valuation for Shasta County in 2006 was \$99,900,902 compared with \$170,142,515 for Redding. Commercial construction was up 18 percent over the previous year. This 70 percent higher level for Redding represents the substantial commercial construction that occurred this year, as well as a continued high level of construction activity in general.

Has the construction bubble burst? Well, it has certainly lost some "air." Regardless, there is still a substantial amount of construction and development activity occurring in the City of Redding.

Planning Division — <http://www.ci.redding.ca.us/devserv/planning/index.html>

Board of Administrative Review

At its meeting on December 20, the Board

Approved amendment to Parcel Map PM-30-04, granting Kevin Woodbury approval to divide an approximately 8.8-acre property at 905 East Cypress from two lots to three lots.

Approved Parcel Map PM-18-06, granting Rocky Clardy approval to divide an approximately 0.67-acre parcel into three single-family residential lots on property located at 2806 Freebridge Street.

Referred to the Planning Commission Tentative Subdivision Map Application S-12-06, Saredo Estates

Subdivision, by Parker Development, requesting approval to divide 2.63-acres into nine lots for development of single-family homes on property located at 2920 Felstet Lane.

At its meeting on January 3, the Board

Approved Parcel Map PM-3-06, granting Alan Adkins permission to divide approximately 1.1 acres into three lots on property located at 2224 Marilyn Avenue.

Approved Parcel Map PM-6-06, granting T.M. Charvay permission to divide approximately 0.68 acre into two lots on property located at 450/460 Manzanita Avenue.

Planning Commission

At its meeting on December 12, the Planning Commission

Approved Use Permit UP-7-06, granting MetroPCS permission to install small antennas on existing facilities at three separate sites in Redding:

- 4993 Amanda Drive
- 941 Springer Drive
- 3097 Foothill Boulevard

Recommended Adoption of the Addendum and Approval to the City Council of amendments to the Redding Municipal Code (RMC). The amendments include several technical corrections to Title 18, Zoning Ordinance, to clarify certain provisions related to parking, signs, allowed uses in various zoning districts, trash-container enclosure requirements, swimming-pool setbacks, and similar items. The amendments are intended to also correct typographical and similar errors.

Assembly Water Conserving Landscape Bill Will Change Local Practices

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with the passage of AB 325. Following are some of the changes and key dates associated with this change in the law.

1. The State must update the Model Landscaping Ordinance by January 1, 2009.
2. Cities must adopt the Model Ordinance by January 1, 2010, (or one that is at least as effective as the State Model Ordinance).
3. Energy Commission performance standards and labeling requirements for landscape irrigation equipment, including irrigation controllers, moisture

sensors, emission devices, and valves to reduce the inefficient or unnecessary consumption of energy or water, are due no later than January 1, 2010.

4. The sale of equipment that does not meet No. 3 above is prohibited after January 1, 2012.
5. If a water connection serves more than 5,000 square feet of landscaped area, a separate water meter will be required after January 1, 2008.

The text of AB 1818 can be found at the following web address:

http://www.cuwcc.org/uploads/hotnews/ab1881_chaptered_06-10-05.pdf

Engineering Division — <http://www.ci.redding.ca.us/devserv/eng/index.html>

Buckeye Water Treatment Plant Expansion — Construction Update

Northwest Redding will soon have more potable water at its disposal, thanks to construction work that has begun at the Buckeye Water Treatment Plant.

Raw water from Whiskeytown Lake is supplied to the Buckeye plant via the 17-foot-diameter Spring Creek conduit. Once the raw water reaches the plant, the purification process begins as it enters a rapid mixing chamber and then flows through flocculation and sedimentation basins. These large basins slow the flow of water through the plant, allowing larger particles to settle to the bottom of the basin, where they are removed. Several chemical compounds are added to the water to assist in settling the larger particles, such as Alum and polymer.

Once water reaches the end of the basins, it flows through filters that remove fine suspended particles.



Finally, chlorine is added to destroy any remaining algae, bacteria, viruses, and taste- or odor-causing materials. The end result is sparkling-clear, fresh-tasting water that is safe to drink.

Water from the Buckeye plant serves northwest Redding (known as the Buckeye Zone). It can also be used to serve other zones when the need arises through a series of interconnecting water mains. Currently, the plant can purify 7 million gallons of water per day. This project expands the treatment capacity of the plant to 14 million gallons per day.

Construction work on the \$5.3 million plant expansion project started in October 2006. Crews from prime contractor MDS Engineering and Construction have completed the excavation work required for the new flocculation and sedimentation basins and have started to construct the concrete and steel structure. Future work will include construction of the filter units, recoating of the filter wash-water storage tank, and various other upgrades to the facility. Work on the project is scheduled to be completed in April 2008.

Engineering Division — <http://www.ci.redding.ca.us/devserv/eng/index.html>

Projects Currently Bidding

CHURN CREEK ROAD/SOUTH BONNYVIEW ROAD TREE REMOVAL

BS 9023 (Job No. 2283/2220)

Engineer's Estimate: \$84,000

Engineer: Dennis Russo @ (530) 245-7154

Closes: January 23, 2007

Plans & Specs: \$20

TIGER FIELD RENOVATION PHASE II — CONCESSION AREA REMODEL

BS 3988 (Job No. 9586)

Engineer's Estimate: \$236,000

Engineer: Randy Luft @ (530) 225-4172

Closes: January 25, 2007

Plans & Specs: \$30

Addendum No. 1: 1/8/07

Addendum No. 2: 1/18/07

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Visit the City's Website
ci.redding.ca.us

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ADA CURB RAMP PROJECT 2006-07

BS 3984 (Job No. 8652)
Engineer's Estimate: \$31,500
Engineer: Dennis Russo @ (530) 245-7154
Closes: January 25, 2007
Plans & Specs: \$20

**CONVENTION CENTER PARKING
LOT LIGHTING**

BS 3991 (Job No. 8302)
Engineer's Estimate: \$12,500

Engineer: Dennis Russo @ (530) 245-7154
Closes: January 25, 2007
Plans & Specs: \$20

CYPRESS BRIDGE REPLACEMENT

BS 3987 (Job No. 2120)
Engineer's Estimate: \$47,000,000
Engineer: Jon McClain @ (530) 225-4170
Closes: February 8, 2007
Plans & Specs: \$100

Bid Results

WELL NO. 23

BS 3980 (Job No. 2286)
Engineer's Estimate: \$617,000
Engineer: Chris Hanna @ (530) 225-4416
Apparent Low Bidder:
For H Construction @ \$597,205.70
Second Low Bidder:
White Hawk Construction @ \$665,765.00
Third Low Bidder:
Cal Electro @ \$681,715.00

**FOOTHILL WATER TREATMENT
PLANT SHOP BUILDING**

BS 3978 (Job No. 2213)
Engineer's Estimate: \$400,000
Engineer: Chris Hanna @ (530) 225-4416
Apparent Low Bidder:
Robert D. Nichol Construction @ \$296,000
Second Low Bidder:
Peters Construction @ \$297,702
Third Low Bidder:
Shuffelberger Construction @ \$298,000

Contact Information

Development Services Department

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|------------------|------------------|----------|----------------------------|
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| Land Development | Gary Otremba | 225-4374 | gotremba@ci.redding.ca.us |
| Planning | Douglas DeMallie | 225-4028 | demallie@ci.redding.ca.us |
| Permit Center | Wayne Gungl | 225-4018 | wgungl@ci.redding.ca.us |

Transportation and Engineering Department

| | | | |
|-------------|--------------|----------|---------------------------|
| Director | Barry Tippin | 245-7155 | btippin@ci.redding.ca.us |
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| Engineering | Bob Russell | 225-4156 | rrussell@ci.redding.ca.us |
| RABA | Sue Hanson | 245-7116 | shanson@ci.redding.ca.us |
| Streets | Dave Rader | 224-6077 | drader@ci.redding.ca.us |
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