City of Malibu
Rebuild Process

Yolanda Bundy, MS, PE, CBO, CFCO
Environmental Sustainability Director
Building Official

www.MalibuRebuilds.org
• **LICENSES:**
  
  • Registered Professional Engineer (Civil)– California License
  • Cal OES Safety Assessment Program-Coordinator
  • Certified Building Official, International Code Council
  • Certified Fire Code Official, International Code Council
  • Plans Examiner, International Code Council
  • Fire Plans Examiner, International Code Council
  • Fire Inspector I, International Code Council
  • Fire Inspector II, International Code Council

• **RECENT AWARDS:**

  • SAFER CITY BUILDING OFFICIAL OF THE YEAR (Structural Engineers Association of Southern California) April 2019
  • BEST PRACTICE EXCELLENCE AWARD “Thomas Fire Recovery” (American Planning Association, California Chapter-Central Coast Section) April 2019

• **EDUCATION:**

  • California State University Northridge, Northridge, CA
    • Master of Science in STRUCTURAL ENGINEERING
  
  • California State University Northridge, Northridge, CA
    • Bachelor of Science in Civil Engineering

www.MalibuRebuilds.org
City of Ventura
Thomas Fire
Thomas Fire

- Date: December 4, 2017
- Location: Ventura, Santa Barbara counties
- Acres: 281,893
- Structures: 1,063 destroyed
- Fatalities: 2
- 100% contained on January 12, 2018
Thomas Fire

- Residents caught off guard with wind-driven flames covering hillside.
- Over 104 thousand residents evacuated.
- Fire destroyed homes, apartment complexes and a psychiatric hospital.
Thomas Fire

- Started December 4, 2017
- First reported North of Santa Paula, near Steckel Park and Thomas Aquinas College
- Rapid expansion of the blaze attributed to 60 miles per hour Santa Ana winds
Thomas Fire

- Fire traveled 12 miles (19 km) in a few hours.
- Many people evacuated with little or no warning
Thomas Fire

- Impacted Structures
- 524 Completely Destroyed
- 128 Damaged
Plan of Action

- One on one meetings with residents
- Streamlined rebuild process
- Created rebuild guidelines
Made Plan Check a Priority
Permit Issuance

- April 18, 2018: first plan submitted
- May 18, 2018: first approval
- Dec. 18, 2018: occupancy allowed
Residents impacted by Thomas Fire are finally home!
Yolanda Bundy, MS, PE, CBC, CFCO

Environmental Sustainability Director
Building Official
City of Malibu
Woolsey Fire

www.MalibuRebuilds.org
Woolsey Fire

- Date: November 8, 2018
- Location: Malibu, Surrounding Cities and Counties
- Acres: 96,949
Woolsey Fire

- All Malibu residents evacuated
- Over 60 MPH wind speed
Woolsey Fire

- Structures: 1,643 (473 in Malibu)
- Fatalities: 3
- Contained on November 21, 2018
Rebuild Status:
Single Family Residences
REBUILD CATEGORIES OF SINGLE-FAMILY RESIDENCES

Approved by Planning.

- Like for Like Rebuild
  - Rebuild Option 1
  - Rebuilding same location, same size
  - 57 instances

- Like for Like + 10% Rebuild
  - Rebuild Option 2 & 3
  - Rebuilding same location + up to 10% more square footage and/or height increase
  - (expansion must conform to code)
  - 115 instances

- Major Change to Residence
  - Rebuild Option 4 & 5
  - Rebuilding with significant changes
  - 12 instances
CITY OF MALIBU
MALIBU REBUILDS

REBUILD STATUS OF SINGLE-FAMILY RESIDENCES

10
Under Planning Review
Projects that have been submitted to Planning and are awaiting approval.

186
Approved By Planning
Projects that have been approved by Planning.

42
Building Permits Issued
Projects that have been issued building permits.

0
Homes Completed
Projects that have been completed.
CITY OF MALIBU
MALIBU REBUILDS

WOOLSEY FIRE APPLICATION SUBMITTALS

BUILDING APPROVALS 42
PENDING BUILDING 432 FAMILIES
How to Get Ready to Submit

• Meet with Planning Staff, gather general info and checklist, confirm steps

• Visit agencies - PW, EH, Geo, Bio, Fire, LA County Waterworks

• Return to fire rebuild counter for feedback, next steps

• Submit project at fire rebuild counter; if complete, Same day approval! OR Schedule pre-design meeting with Shaveta Sharma, ssharma@malibucity.org for customized advice

• Once your project is approved, see Building and Safety for Building Plan Check requirements & checklist
Process For Woolsey Fire Rebuilds

1. What can I build?
   Agency Input & Planning Approval

2. How can I build it?
   Building Plan Check Review & Agency Approvals

3. Construction
   Permits & Inspections
CITY OF MALIBU
MALIBU REBUILDS

STEP 1
- Pre-Application
  - Staff Appointment
    - Planning Department
- Planning Approval

STEP 2
- Plan Check Submittal
  - Pre-screening by appointment
    - with Building Safety,
      - City Departments,
        - and Outside Agencies
- Plan Check
  - Review and Approval

STEP 3
- Building & Safety
- Geology
  - Geotechnical
- Environmental Health
- Public Works
- Planning
- Fire Department

Step 3
- Building Permit Issuance
- Inspections by Building Safety,
  - Public Works,
    - Planning,
      - and Fire Department
Planning

Ensures conformance to specified Conditions of Approval, if any; and review by City Biologist

Featured Handout:
Planning Verification Rebuild Worksheet
Step 1
Planning Approval
STEP 1 Planning Approval

Conformance to Conditions of Approval, if any; and review by City Biologist

What key info is Planning looking for?

PV
- Documentation verifying existing structure
- 3 sets of plans

PV + 10%
- Documentation verifying existing structure
- Highlight on the plans where the 10% addition is located

PLEASE NOTE:
- Addition must comply with all current City codes and standards
- Conformance review is over the counter; missing info could require revisions
STEP 1  Planning Approval

• Addition beyond 10%: IF outside appeal zone & NO deed restrictions -
  Two steps...
  1) PV for in-kind replacement
  2) APR for addition

• Completely new house/re-design: CDP
Examples of Info for Planning

Previous stamped and approved plans

Previous finaled permits
What does +10% mean?

You can also expand any destroyed accessory structures by 10% each.

Addition of 10%:
- 200 sf
- 1.5 ft.

Within required setback, legal non-conforming

Orig. SFR
- 1962
- 2,000 sf
- 15 ft. tall

NOTE:
Expansion of 10% is only allowed if:
- New area meets development standards (cannot expand any non-conformities)
- Property is under max TDSF and Impermeable
Simplified Planning Process

Simplified planning stage process allows for:

- In-kind replacement + up to 10% expansion via administrative PV*
- Up to 2 temp housing structures, together max of 1,200 sq. ft.

*PV = Planning Verification
Fee Waivers for Woolsey Fire Projects

Which fees are being waived?

• Like-for-Like or Like-for-Like plus 10%
• Fees associated with Planning, Building Safety, Biology, Environmental Health, Geotechnical review, public works
• Fees for replacement or upgrade of onsite wastewater treatment systems (OWTS), damaged or destroyed accessory structures, hardscaping, and landscaping

Total amount of fees waived to date: $1,202,918
Building Safety

Reviews construction plans for compliance with building codes and standards; central hub for all agency approvals

Featured Handout:
Residential Building Plan Check
Overview of Process:
• Debris Clearance
• Reinstating Power
• Temporary Housing
• Plan Check
Debris Clearance

Complete Debris Clearance:
Required for properties with damaged/destroyed primary structures (Opt-in / Opt-out programs)

Debris Removal Operations Center:
Visit the office at 26610 Agoura Road in Calabasas or call 626-979-5370
- 8:00 AM to 5:00 PM Monday - Friday
- 9:00 AM to 12:00 PM Saturday
Debris Clearance Documents

Approved reports necessary to obtain permits to rebuild include:

- Foundation report
- Debris removal completion report
Restoring Utilities

General info and process on how to obtain approvals

Featured Handout:
Providing Electricity to Properties with Destroyed Structures
Reinstating Power

Meter Replacement – Courtesy inspection by City Building Inspector

Replacement Service Equipment
Call Southern California Edison 800-990-7788 for meter location approval

Permanent Power Requirement
• Initial inspection and permit
• Meter pedestal or pole-mounted meter
• Permanent wiring
Temporary Housing

Building Safety Permit
- Site plan
- Unit information

Utility Hookups
- Electrical
- Water
- Gas

Inspections
Step 2
Building Plan Check
STEP 2 Building Plan Check & Agency Approvals
For Plan Check process, provide Foundation Reuse Feasibility Report

Featured Handout: Foundation Reuse After the Woolsey Fire

CITY OF MALIBU
MALIBU REBUILDS

FOUNDATION REUSE AFTER THE WOOLSEY FIRE

The standard procedure for removal of debris at a property with a severely damaged or destroyed structure is to completely remove and dispose of the foundation. Property owners who opt in to the State Office of Emergency Services (OES)/CalRecycle debris removal program will automatically have aboveground portions of their foundations removed. Existing footings, slabs, and foundation systems in fire-destroyed buildings are typically compromised and are not permitted to be re-used. For property owners who enroll in the Local Program for self-directed debris removal, exceptions may be considered on a case-by-case basis.

Intense heat and fire can render a foundation unusable, or impractical for re-use for the following reasons:

1. A fire can generate enough heat to damage and weaken the concrete and steel reinforcement bars in footings, slabs, and footing stem walls. Even though concrete is non-flammable and offers fire protective qualities for preventing the spread of fire, it loses most, if not all of its structural strength characteristics when exposed to extreme heat. Performing compressive tests to confirm that the concrete has retained sufficient strength for reuse can be destructive and is not cost-effective.

2. Foundation anchorage hardware (steel bolts and hold-down anchors) are lost or compromised during a fire and cannot be replaced or repaired without expense. Installing replacement anchors in an existing footing is labor-intensive and requires special inspection during installation, which can add significant cost. Replacement anchors for hold-down hardware must be re-engineered and are difficult and expensive to install in existing concrete footings. It requires special hardware and installation techniques involving high-strength epoxies, careful drilling and inspection of the installation locations, and continuous inspection of the new anchor placement.

Continuous inspection is required throughout the entire installation process, and is required to be conducted by inspectors certified by the International Code Council (ICC) or LA City.

3. Plumbing pipes and electrical conduit embedded in the concrete is usually destroyed or heavily damaged during a fire. Repairs and replacement of pipes and conduit in existing foundations involves the removal and replacement of portions of the concrete that encases them, which further compromises the concrete. This process usually involves the saw cutting or jackhammering out those portions of concrete containing pipes and conduit, removing and replacing the damaged pipes and conduit, and pouring the replacement concrete.

www.MalibuRebuilds.org
Plan Check

Building Plans Review

- Foundation reuse feasibility report
- Architectural and Energy
- Structural
- Grading/Drainage
Environmental Health

Reviews functionality and capacity of wastewater system to serve your building(s)

Featured Handout: Rebuild Review Process for Environmental Health

### REBUILD REVIEW PROCESS – Environmental Health (EH)

<table>
<thead>
<tr>
<th>Rebuild Type</th>
<th>Materials Required</th>
<th>Approval Process</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Verification (PVWF)</td>
<td>- Planning Approval – EH conditions</td>
<td>- Complete any necessary repairs to OWTS</td>
</tr>
<tr>
<td>Temporary Home (THWF)</td>
<td>- OWTS Assessment Form</td>
<td>- EH reviews during Building Plan Check, issues approved OWTS site plan and stamps plans</td>
</tr>
<tr>
<td></td>
<td>- OWTS Site Plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Floor Plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Fee = $404.00 submitted during Building Plan Check</td>
<td></td>
</tr>
<tr>
<td>Administrative Plan Review (APRWF)</td>
<td>- OWTS Assessment Form</td>
<td>- EH reviews during Planning stage</td>
</tr>
<tr>
<td></td>
<td>- OWTS Site Plan</td>
<td>- Complete any necessary repairs to OWTS</td>
</tr>
<tr>
<td></td>
<td>- Floor Plan</td>
<td>- EH reviews during Building Plan Check and issues final approval</td>
</tr>
<tr>
<td></td>
<td>- Submit all documents to Planning</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Fee = $806.00 submitted to Planning</td>
<td></td>
</tr>
<tr>
<td>Administrative Plan Review (APRWF)</td>
<td>- APR/CDP Application Checklist – materials for review</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Submit all documents to Planning</td>
<td></td>
</tr>
<tr>
<td>Coastal Development Permit (DMW) or</td>
<td>- Fee = $215.00 submitted to Planning</td>
<td></td>
</tr>
<tr>
<td>(CDP) Replace/upgrade OWTS</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

www.MalibuRebuilds.org
Environmental Health

- Onsite Wastewater Treatment Systems (OWTS)
- Capacity and system condition
Environmental Health

Reuse of Existing OWTS
  • OWTS Assessment Form
  • Site plan with location of OWTS and all structures
  • Floor plans and fixture unit worksheet

New OWTS
  • See Planning project application checklist
Geology / Geotechnical

Reviews geologic and soils engineering reports and plans

Featured Handout:
Geotechnical Review Process Flow Chart and Submittal Requirements

City of Malibu - Woolsey Fire Rebuilds: Geotechnical Review Process Flowchart and Submittal Requirements

Start: Visit the Planning Department first. Based on your rebuild type, what type of application are you submitting?

Planning Verification (PV) - Geotechnical review NOT REQUIRED in the planning stage. Project will be reviewed in Building Plan Check (BPC).

Administrative Plan Review (APR), or APR/SRP: Project will be referred to geotechnical staff via Referral Sheet. Geotechnical review NOT REQUIRED in the planning stage—will review in BPC.

Coastal Development Permit (CDP): Project will be referred to geotechnical staff via Referral Sheet. Geotechnical review is REQUIRED in the planning stage.

Will the rebuild require any new foundations?

YES

Submit Geotechnical Report and Plans to be reviewed by City geotechnical staff in Building Plan Check.

Reports may be submitted ahead of BPC.

fee: $530 (4 hours T&M plus doc. retention fee)

NO

Is the rebuild location within a Geologic Hazard Zone?

YES

Options

NO

Sign and record geotechnical hazard waiver (Assumption of Risk and Release)

Allocate hazard through geotechnical design (foundations, grading, relocating structure, etc.)

BUILDING PLAN CHECK REVIEW

• Foundation certification review and approval
• Geotechnical report review and approval
• Building plan review and approval

*Where applicable

Is a CDP required for rebuild with geologic hazard mitigation?

NO

See Planning Department for CDP submittal requirements

YES

Geotechnical Report Considerations:

Reports shall be prepared by a California Registered Geotechnical Engineer or California Registered Civil Engineer with experience in geotechnical engineering, and a California Certified Engineering Geologist as appropriate. Depending upon site conditions, reports may need to address the following:

- Subsurface exploration and laboratory soil testing
- Geological site characterization, as appropriate
- Foundation type and design parameters
- Retaining wall design parameters
- Grading - site preparation, including removal and reinstallation requirements
- Drainage recommendations
- Seismic design parameters
- Other recommendations deemed necessary

Geological hazard review/description:

- On or near a mapped landslide?
- In a liquefaction hazard zone?
- In an earthquake-induced landslide hazard zone?
- In an AQUIFIPRISO Earthquake Fault Zone?

Notes:

1. Reports and plans (building, grading, drainage) will be reviewed by City geotechnical staff at the Building Plan Check Review stage; however, applicants are encouraged to submit their geotechnical reports to City geotechnical staff for review and approval prior to submitting Building Plan Check.

2. Geologic Hazard Zones include areas of known landslides and liquefaction hazard and earthquake induced landslide hazard zones defined on maps prepared by the State of California under the Seismic Hazards Mapping Act. Submitted geotechnical reports should identify such hazards, or see City Geotechnical Staff if no geotechnical report was submitted or required.

3. Proposed mitigation for a geotechnical hazard may require a full Coastal Development Permit (CDP) - see Planning Department.

www.MalibuRebuilds.org
Plan Check

Geology
- Support for foundation design
- Geotechnical reports
Geology / Geotechnical

Reuse of Existing Foundation
- Approved foundation feasibility report
- Approved foundation repair plan

New Foundation
- Requires Geotechnical report
Public Works

Reviews drainage, grading, erosion control plans, FEMA flood zone regulations

Featured Handout:
Local Storm Water Pollution Prevention Plan Requirements
Public Works

Reviews drainage, grading, erosion control plans (local SWPPP), stormwater and water quality compliance, FEMA flood zone regulations, and improvements within the public right-of-way
FIRE REVIEWS

**Fuel Modification**

*The Garden Zone / Defensible Space*

**Distance**: Extends 30 ft from house or structure.

**Primary Goal**: Able to withstand flying embers and intense heat. Only zone that selected plants can be dependent on imports, mainly water and fertilizers.

**Secondary Goal**: This area has to maintain a high recreational, functional and/or economical value.
Less Flammable Plants
FIRE REVIEWS

• Fire Access
• Occupancy approval
• Fire sprinklers
Los Angeles County Fire Department

Reviews for compliance with fire code and fuel modification requirements.

Fire Department plan review and approval is required for the rebuilding of all destroyed structures.

Questions about the plan review process for rebuilding:
• Chris Kennelly, email christopher.kennelly@fire.lacounty.gov
• Jackie Switzler, email jackie.switzler@fire.lacounty.gov
• Calabasas/Malibu Field Office, 818-880-0341
Building Permit Issuance

- Building Plans Coordination Service
- Streamlined correction list and Type V Sheets
Grading Permits for Properties Impacted by Woolsey Fire

A City grading permit is required when any building permit is issued for a "like for like" single family residence fire rebuild project (i.e., any project with no landform alteration that meets Planning Department criteria for a Planning Verification (PV) or PV + LOD case type). Applicants may obtain the necessary permits at the Building Safety Public Counter. The description of work for the grading permit shall be in accordance with one or more of the three typical scopes of work covered under this policy. In Los Angeles County Building Code, Appendix J, "regular grading" is defined as grading that will not support any structure, and "engineered grading" is defined as grading that is proposed to support any structure. This policy makes references to both types of grading. Adjustments to the policy may be required by the City Building Official on a case by case basis. Below are submittal requirements for the three typical scopes of grading work covered under this policy and a brief description of projects that would not be covered under this policy.

I. REESTABLISH PRE-EXISTING GROUND SURFACE: The area from which soils were excavated for foundation removal and/or soils sampling (as part of the fire debris removal process) may receive imported soil in order to reestablish pre-existing ground surface grade. This scope of work includes provisions for non-structural fill to be placed in the footprint area of the destroyed residence to reestablish the pre-existing grade only, and the grading permit will be noted as such. These requirements apply to "regular grading" projects (i.e., graded soils that will not support a building foundation).

Submittal Requirements:
- Site plan clearly showing the area of the non-structural fill, the final grade elevation(s) to be reestablished, and the total cubic yards of soil to be imported and filled (see example in Table 1).
- The plan must show methods of repair for any damaged pre-existing drainage system(s).
- The plan must be approved by Geology. Submit the plan at the Building Safety Public Counter for routing.

II. FINE GRADING: This scope of work addresses code requirements for drainage away from the structure to an approved point of discharge. It applies to projects where no overall grading or recompaction is proposed for the site. These requirements apply to "regular grading" in rebuild projects where existing foundations will be reused and/or altered without the need for regrading/recompacting any soil underlying the foundation the replacement building.

Submittal Requirements:
- Fine grading and drainage plan showing the final grade elevation(s) adjacent to proposed structure(s) and the location and type of conveyance(s) to an approved drainage device. This plan may be the architectural site plan, a separate civil plan will be accepted but is not necessary for the issuance of this type of grading permit.
- The plan must identify the total cubic yards of soil import or export and the amounts of cut and fill (see example in Table 1).
- The plan must be approved by Public Works and Building Safety as part of building plans review (i.e., a separate grading plan check is not required).

III. REMOVAL AND RE-COMPACTION: Where removal and recompaction (R&R) of disturbed soils under a destroyed residence or accessory structure(s) is included as a recommendation in the geotechnical consultant report, the project scope of work must address requirements for compaction and drainage away from the structure.
Additional Rebuild Topics and Handouts

- Grading
- Fine Grading
- R&R
- Full Grading
Additional Handouts

Featured Handout:
Permit Requirements for Installing Temporary Housing
Step 3

Inspections and Occupancy
STEP 3  Construction Inspections and Occupancy

- Building Safety Inspections
- Planning, Public Works, and Fire Department Inspections
- Certificate of Occupancy – you’re home!
Resources

- **City Hall – Fire Rebuild Counter**
  Monday-Thursday 7:30 AM to 5:30 PM, and Friday 7:30 AM to 4:30 PM

- For information on debris removal, tax relief, mental health resources and more:
  [https://www.lacounty.gov/recovery/](https://www.lacounty.gov/recovery/)

- Forms, handouts, FAQs, and information about the rebuild process: [maliburebuilds.org](http://maliburebuilds.org)

- To submit a public records request: [malibucity.org/records](http://malibucity.org/records)

- Information on debris removal: [malibucity.org/Debris](http://malibucity.org/Debris)

- Sign up for emergency alerts at [malibucity.org/alerts](http://malibucity.org/alerts)
Building Code Updates

EFFECTIVE: January 1, 2020
Chapter 7A

- WILDLAND URBAN INTERFACE/HIGH FIRE HAZARD ZONES
CHANGE TYPE: Modification

R337.8.2.2 Operable Skylights

CHANGE SUMMARY: Operable skylights are allowed to be installed in fire Severity Zones.

2019 CODE: [R337.8.2.2]

R337.8.2.2 Operable Skylights. Operable skylights shall be protected by a noncombustible mesh screen where the dimensions of the openings in the screen shall not exceed \( \frac{1}{4} \)-inch (3.2 mm).

R337.8.2.23 Structural glass veneer. The wall assembly behind structural glass veneer shall comply with Section R337.7.3 Exterior Walls.

CHANGE SIGNIFICANCE: This purpose of the change is to prevent combustible materials, debris, and embers from entering into a functional, open skylight. The way in which they intend to keep these materials out of skylights in Very High Fire Hazard Severity Zones is by installing a noncombustible mesh screen in the operable skylight in new construction.

CBC Chapter 7A will also be regulated within California Residential Code (CRC) Section R337, which is a mirrored section within the CRC.
CHANGE TYPE:  Modification

CHANGE SUMMARY:  The protection of the gap created by the installation of a garage door is included in the CRC.

2019 CODE:  R337.8.4  Garage Door Perimeter Gap Weather stripping.  Exterior garage doors shall be provided with weather stripping to resist the intrusion of embers from entering through gaps between doors and door openings, at the bottom, sides and tops of doors, from exceeding gaps exceed 3/8-inch (3.2 mm). Weather stripping or seals shall be installed on the bottom, sides, and tops of doors to reduce gaps between doors and door openings to 3/8-inch (3.2 mm) or less. Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2000 hours, where the maximum allowable difference in tensile strength values between exposed and nonexposed samples does not exceed 10 percent, and (b) exhibit a V-2 or better flammability rating when tested to UL 94, Standard for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances.

2. Door overlaps onto jambs and headers.

3. Garage door jambs and headers covered with metal flashing.
On May 9, 2018, the California Energy Commission adopted the 2019 Title 24, Part 6 Energy Code updates that will take effect January 1, 2020. Key changes for new residential and non-residential projects include:

Residential (new ground up construction that has three habitable stories or less from grade):

1. **The installation of solar photovoltaics will become mandatory.**

2. New HERS (Home Energy Rating System) testing for:
   a. Kitchen exhaust hood ventilation test, which must provide 100CFM
   b. Blower door test if utilizing a continuously running exhaust fan per Section 150.0(o)1E,
   c. Quality insulation installation (QII) will be Prescriptively required.
   d. HVAC systems will need to be designed closer to ACCA Manual J, D, & S which means duct sizing may increase, return air sizing may increase, and equipment sizing may decrease. There will need to be enough plenum space to ensure ducts are not smashed or pinched.

**Filter ratings will increase to MERV 13**
Gov. Newsom Signs Law Exempting Wildfire Victims From California Solar Panel Mandate

Newsom signed a law (AB 178) that temporarily exempts some homeowners from the new rules if they are rebuilding in an area where the governor has declared a state of emergency. The exemption will end in 2023.

“Many of our communities in California that have been devastated by catastrophic wildfires and floods, particularly the people of Paradise, are desperate to get their lives back on track and to rebuild their homes,” Newsom said in a signing statement. “AB 178 should hasten that effort.”
The most significant residential efficiency improvements address photovoltaic systems, walls, gas furnaces and lighting. Single-family homes built under the 2019 Energy Standards will use about 7 percent less energy due to energy efficiency measures as compared to homes built under the 2016 standards. Once rooftop solar electricity generation is factored in, homes built under the 2019 Energy Standards will use an estimated 53 percent less energy than those under the 2016 Energy Standards. This will reduce greenhouse gas emissions by an estimated 700,000 metric tons over three years, equivalent to removing 115,000 fossil-fueled cars off the road.
CALIFORNIA’S 2019 RESIDENTIAL BUILDING ENERGY EFFICIENCY STANDARDS

The state’s energy efficiency standards for new buildings and appliances have saved consumers billions in lower electricity and natural gas bills. The 2019 Building Energy Efficiency Standards for residential buildings includes a first-in-the-nation requirement to install solar photovoltaic systems. Other features enable homes to reduce the electricity demand from the grid, helping to reduce energy bills and the carbon footprint.

$19,000 SAVINGS OVER A 30 YR. MORTGAGE | INITIAL COST $9,500

SOLAR PHOTOVOLTAIC SYSTEM
Promote installing solar photovoltaic systems in newly constructed residential buildings. The systems include smart inverters with optional battery storage. This will increase the self-utilization of the electricity generated to power the home’s electricity loads including plug-in appliances. California is the first state in the nation to require smart systems on homes.

HEALTHY INDOOR AIR QUALITY
Enable using highly efficient filters that trap hazardous particulates from both outdoor air and cooking and improve kitchen ventilation systems. Moving air around and in and out of the home while filtering out allergens and other particles makes the home healthier.

DEMAND RESPONSE COMPLIANCE OPTIONS
Encourage battery storage and heat pump water heaters that shift the energy use of the house from peak periods to off-peak periods. Utilities moving to time-of-use pricing assist the grid to meet the state's climate change goals and helps homes reduce energy bills.

BUILDING ENVELOPE
Strengthen insulation in attics, walls and windows to improve comfort and energy savings. Keeping the heat out during the summer and warm air during the winter makes a home more resilient to climate change.
Significant Structural Changes


The most important changes in the structural provisions of the 2019 CBC/2018 IBC result from the referenced standard for design loads being updated from ASCE 7-10 (including Supplement No 1) to ASCE 7-16. The design wind speed maps as well as the maps for seismic ground motion parameters have changed, along with many other important aspects of design.
NEW STREAMLINE PROCESS

• NEW PUBLIC COUNTER HOURS  8:00AM-4:00PM
• NEW OVER THE COUNTER REVIEWS FOR SECOND SUBMITTALS ARCHITECTURAL/STRUCTURAL/
  GEOTECHINICAL/GRADING
• NEW FINAL STAMPS COORDINATION
  (INTERDEPARTMENTAL ROUTING 2-DAYS)
• NEW COORDINATION WITH AGENCIES (SOCALGAS/SCE/FIRE)

www.MalibuRebuilds.org
WORKING ON

• IN HOUSE FIRE PLAN CHECK REVIEWS (LA COUNTY FIRE)
• ELECTRONIC SUBMITTAL FOR FIRE DEPARTMENT
• CONTINUE OUTREACH TO ARCHITECTS/CONTRACTORS/ENGINEERS
• CONTINUE OUTREACH WITH COMMUNITY MEMBERS
• CONSTRUCTION HOURS
• STAGING OF MATERIALS
• CONSTRUCTION TRAILERS
• METER RELEASES COORDINATION
“......Her home was literally Heaven on Earth. Yesterday we were able to pick through what was left of that little piece of Heaven.....and there wasn’t much more than ash. BUT...this coffee cup somehow survived and I take it as a sign that this place will rise from the ashes and be beautiful again. My heart and prayers are with anyone who has been affected by these fires."