



DELANO

"Feel The Momentum"

In an effort to provide citizens with important City tips and information, this newsletter will be provided on a monthly basis.

Building Safety Month: An International Celebration of Safe and Sensible Structures

The City of Delano – Building Safety Division of Community Development Department is going to celebrate Building Safety Month in May 2012. The celebration of the Building Safety Month also reinforces our mission statement "To provide minimum standards to safeguard life, health, property, and public welfare by requiring and controlling design, construction, quality materials, use, occupancy and location of all structures with the City. Work collaboratively with Housing Economic/Redevelopment and Planning to expedite permitting process toward betterment of building standards for the City." Brochures and other informational materials will be available to the public.

Time: 8:00 a.m. – 5:00 p.m.
Where: City Hall Lobby located at 1015 11th Avenue
 CDD Lobby located at 1005 11th Avenue
Duration: May 1 to May 31, 2012 (except legal holidays)

These are the topics for each week:

- Week 1: Energy & Green Building**
- Week 2: Disaster Safety & Mitigation**
- Week 3: Fire Safety**
- Week 4: Backyard Safety**

Here are the City's Building Statistics for 2011

Total Valuation of Projects for all permits issued = \$14,589,500.00
 Total Valuation of Residential Permits Issued = \$6,132,300
 Total Valuation of Commercial Permits Issued = \$8,457,200
 Total Valuation of New Homes = \$2,799,000.00
 Total Valuation of New Commercial Buildings = \$5,057,800

Here are the frequently asked questions (FAQs):
 Do we need a permit for the following? The answer is YES.

- Blockwall fence
- Re-roof
- Re-stucco
- Install new water heater
- Change A/C
- Build a patio
- Enclose a patio
- Add another room

How can I obtain a Building Permit?

Application forms and requirements are available at our office located at 1005 11th Avenue and also at our website: <http://www.cityofdelano.org>

What do I need to bring to pull a permit?

- Identification Card
- Proof of Ownership
- Letter of authorization from the owner and ID
- Contractor's License Card
- Letter of authorization from the contractor's office
- Cash, check or credit card for payment

OTHER ARTICLES:

Building Safety Month is a public awareness campaign offered each year during May to help individuals, families and businesses understand what it takes to create and sustain safe and sustainable structures. The campaign reinforces the need for adoption of modern, model building codes, a strong and efficient system of code enforcement and a well-trained, professional workforce to maintain the system.

The campaign is presented by the International Code Council and its 50,000 members worldwide through its Foundation along with a diverse partnership of professionals from the building construction, design and safety community. Corporations, government agencies, professional association, nonprofits and more come together to support Building Safety Month because they understand the need for safe and sustainable structures where we live, work and play.



Week One – Energy & Green Building

Building green means living better, smarter and healthier. Just by choosing energy-efficient building materials and supplies, homeowners can make positive changes to both inside and outside environments, creating homes that are better for you and our world.

Building green does not necessarily mean starting from scratch or spending more money. There are many ways to improve the green factor in existing homes by using longer-lasting and sustainable materials.

- Use energy-efficient light bulbs, turn off lights and unplug electronics not in use.
- Seal air leaks.
- Install programmable thermostats.
- Upgrade windows, heating and air conditioning equipment.
- Change filters frequently.
- Install more insulation in walls and attics.
- Choose energy efficient appliances.
- If you are building new, consider the best position on the lot for trapping light and energy, and make use of energy-efficient foundation, framing, plumbing, wiring and HVAC systems now available.



Green homes are also healthier homes, reducing mold, mildew and other allergens that contribute to asthma and other significant health issues. Below are tips for keeping your home dry and mold-free:

- Keep it dry: install a drain pan under the water heater; place dehumidifiers in basements and other damp areas; position downspouts away from the house; repair any water damage.
- Keep it clean: use track-off mats at all doorways; clean up dust to eliminate contaminants such as lead dust and allergens.
- Keep it ventilated: install or replace exhaust fans in bathrooms and kitchens (make sure they vent to the outside).
- Keep it contaminant-free: use wire shelving that doesn't collect dust; have your home tested for radon and lead-based paint.



Week Two – Disaster Safety & Mitigation

The record-setting level of deaths, injuries and property destruction during 2011 provide a stark reminder that no matter where you live, everyone is at risk from natural disasters. However, the important lesson from this infamous year of earthquakes, hurricanes, tornadoes, wildfires and worse is not simply the power of nature. It is the power of human resilience. When people survive and communities endure disasters, they do so because of actions taken beforehand, with purpose, to make structures stronger & people safer.

Prepare Your Family

Making sure your family is prepared for any natural disaster is important. Below are some of the steps you can take to prepare your family and protect your home from natural disasters. Your actions can ensure that no matter what Mother Nature brings, you, your family and your community will be resilient.

Here are a few tips to follow from the Federal Alliance for Safe Homes – (FLASH®) when preparing your family for any emergency.

- Develop a family disaster plan that includes a list of food and water supplies needed for each member of your family and supplies for your pets. Make copies of important documents like insurance policies, the deed to your home, and other personal papers, important phone numbers and a home inventory. Create a checklist of important things to do before, during and after a disaster.
- Review your evacuation route and emergency shelter locations with your family. Options for evacuation would include staying with friends and relatives, seeking commercial lodging, or staying in a mass care facility operated by disaster relief groups in conjunction with local authorities.
- Taking shelter is critical in times of disaster. Sheltering in place is appropriate when conditions require that you seek protection in your home, place of employment, or other location where you are when disaster strikes. Review your plan regularly. If you make changes that affect the information in your disaster plan, update it immediately.

Protect Your Home

The power of these natural disasters can be overwhelming. While you can't necessarily stop natural disasters from happening, there are steps you can take to increase your home's chance of survival, even in the face of the worst Mother Nature can dish out.

Earthquakes

If the earthquake occurs in a populated area, it may cause deaths, injuries and extensive property damage. Here are some helpful tips to prepare your family and protect your home.

- Plan and hold earthquake drills for your family.
- Identify two ways to escape from every room in the home.
- Keep a flashlight and sturdy shoes by each person's bed.
- Select a safe location away from the home where your family can meet after escaping.
- Make sure your home is securely anchored to its foundation
- Strap water heaters, appliances and TVs to wall studs.
- Secure pictures, mirrors and ornaments to the wall with appropriate fasteners.
- Know where and how to shut off electricity, gas, and water services.
- Consider purchasing and storing escape ladders for rooms above ground level and make sure to learn how to use them.

Flood

Devastating floods occur throughout the U.S. every year. Ninety percent of all presidentially declared natural disasters involve flooding. Flooding is usually divided into two categories: flash flooding and river flooding. Both can cause death, injury and property destruction. If you are building or retrofitting your home consider these recommendations:

- Wet flood proofing your home allows flood water to flow through the structure. An example of wet flood proofing is installing flood vents that create permanent openings in the foundation.
- Dry flood proofing your home prevents floodwaters from entering the building. An example of dry flood proofing is installing new brick veneer over asphalt coating and applying polyethylene film over existing walls.
- Construct non-supporting, break-a-way walls designed to collapse under the force of water without causing damage to the foundation.

Hurricanes

A well-built home can stand up to hurricanes. FLASH provides homeowners the tools to make sure your house is hurricane-ready with the **Protect Your Home in a FLASH** program.

- The best place to start is with a **Do-It-Yourself Wind Inspection** to find out what is ok with your house and what needs attention.
- In a high wind event anything can become a dangerous flying object. Take a day to make your landscaping more hurricane resistant.
- Check to see if your gutters are clear of leaves and other debris to prevent flooding.
- Improve your roof's resistance to uplift by applying a 1/4 -inch bead of caulk of along the intersection of the roof deck and the roof support element (rafter or truss chord) on both sides with a caulking gun.
- If your home is not protected by impact-resistant windows and doors or impact-resistant shutters or panels, consider building your own temporary emergency panels.

Tornadoes and High Winds

A properly built, high wind safe room protects your family from the most intense tornadoes and hurricanes and can be incorporated into a planned build or renovation to create a multiuse space in your home, adding to its value. FLASH urges homeowners to "Give an Ordinary Room an Extraordinary Purpose" by building or retrofitting interior spaces in their home to safe-room standards.

- Tornado safe rooms are designed to withstand winds up to 250 miles per hour, and offer lifesaving refuge for families in the path of high-wind events like tornadoes.
- Your closet, bathroom, laundry or even an outdoor room like a garden shed or pool house can be enhanced to serve as a safe room.
- A safe room designed to meet standards set forth by the National Storm Shelter Association, the International Code Council and FEMA and will stand up to the most intense tornadoes and hurricanes.

Wildfires

Each year, thousands of acres of wild land & many homes are destroyed by fires that can erupt at any time of the year. Wildfires spread quickly, igniting brush, trees & homes. You can protect your home by following these tips:

- Prevent wildfire damage by developing a defensible space in your landscaping by clearing at least 30 feet around your home, or 50 feet around your home if you reside in a heavily wooded area.
- Plant fire-resistant, native vegetation and remove any dead or dying trees. Properly prune shrubs, and trim tree branches so they don't extend over a roof or near the chimney. Mow your grass and control the height and spread of ground covering vegetation. Keep plants at least 12 to 18 inches away from the house.
- When putting on a new patio deck, build from fire-resistant materials. On new and existing decks, create fire barriers around the deck base and clear vegetation at least 100 to 300 feet downhill from the deck base.
- Install only burning-brand, exposure rated (Class A, B or C) roof assemblies using materials such as asphalt shingles, slate or clay tile or metal roof coverings.

Week Three – Fire Safety

In 2010, more than 362,000 residential fires caused 2,555 deaths, more than 13,000 injuries and more than \$6.5 billion in property damage costs.

The United States Fire Association (USFA) states that the top five fire-safety topics most frequently identified with home fire deaths are smoke alarms, escape plans, child fire safety, older adult fire safety (cooking and heating) and careless smoking.

So what can you do to prevent fires in your home? The USFA offers these statistics and tips:

- Children under age 5 are twice as likely as the rest of us to die in a home fire. So create an escape plan and make sure everyone in your home practices it. Plan two routes of escape from every room, and designate a meeting place outside of the home. Remember: get out and stay out.
- The third leading cause of fire death for older adults is cooking. Never leave cooking unattended because a serious fire can start in seconds. Don't wear loose clothing while cooking. Keep towels and pot holders away from the range. Double-check the kitchen before you go to bed or leave your home.
- The second leading cause of fire death for older adults is heating. When buying a space heater, look for the auto-off feature should the heater fall over. Keep space heaters at least three feet away from other objects. Your fireplace should have a screen large enough to catch flying sparks and rolling logs.
- The number one cause of preventable home fire deaths is smoking. If you smoke, practice these fire-safety tips to avoid putting your life, your home and your family at risk: Don't leave a burning cigarette, cigar or pipe unattended. If you feel drowsy, put it out immediately. Use deep ashtrays. And, never smoke in bed.
- More than 2,500 Americans died in home fires last year. In most cases, the home did not have a working smoke alarm. A sounding smoke alarm gives you with the extra seconds you need to get out of your home - alive. Install and maintain a smoke alarm on every level of your home. Replace the battery every year. It's a simple way to help keep you and your family better protected 24-7.



Week Four – Backyard Safety

As families move outdoors to enjoy nice weather in spring and summer, special precautions should be taken to ensure outdoor areas are safe from potential hazards. Swimming pools, barbecue grills, gardening tools and fertilizers, and lawn toys all pose risks to children and adults alike.

- Practice constant, adult supervision around any body of water, including pools and spas. Nationally, drowning is a leading cause of death to children under five.
- If you're considering a swimming pool purchase, contact your local Building Department first to determine exactly what permits are needed and what requirements you must follow.
- In-ground and above-ground pools, including inflatable pools holding more than 24 inches of water, must be surrounded by a fence or other barrier at least four feet high. Any gates in the fence must be self-closing and self-latching.
- Reserve a spot on a wall or fence near the pool for lifesaving devices, including a portable or mobile telephone.
- Steps and ladders for above-ground pools should be secured or removed when the pool is not in use.
- Use a cover for the pool when it is not in use.
- Make sure drain covers are properly fitted and paired or have vacuum suction releases to prevent being trapped under water.
- Consider installing a pool alarm that can alert if someone enters the pool.
- Spa water temperatures should be set to 104 degrees Fahrenheit or lower to avoid elevated body temperature, which could lead to drowsiness, unconsciousness, heat stroke, or death.
- Designate the grilling area as a "No Play Zone" and keep kids and pets well away until grill equipment is completely cool.
- Check propane cylinder hoses for leaks before use.
- Do not move hot grills.
- Never add charcoal starter fluid when coals or kindling have already been ignited, and never use any flammable or combustible liquid other than charcoal starter fluid to get the fire going.
- Don't leave toys, tools and equipment in the yard.
- Keep steps, sidewalks and patios in good repair.
- Check all swings, slides, playhouses and other structures for sharp objects, rusty metal pieces, breaks or weakened support pieces.
- Learn cardiopulmonary resuscitation (CPR).

