

Exhibit A

Findings to Support Local Amendments to the 2019 Edition of the California Building Standards Code

Pursuant to California Health & Safety Code sections 17958.5, 17958.7 and 18941.5, this exhibit to Ordinance No. ____ of the City of Hermosa Beach sets forth the City Council's express findings and determinations justifying the City's local amendments to the 2019 Edition of the California Building Standards Code as reasonably necessary because of local climatic, geologic or topographic conditions.

Chapter 15.04 Amendments to California Building Code (CBC)

Municipal Code Section	CBC Section Impacted	Substance of Amendment (full text in Ordinance No. ____)	Justification (see key below)
Sec. 15.04.020	113	Adds local procedures for the Building Board of Appeals	A
Sec. 15.04.030	114	Adds local procedures for prosecuting code violations	A
Sec. 15.04.040	109	Creates fees for permits and plan review	A
Sec. 15.04.050	105.5	Provides for the expiration of permits consistent with state law (AB 2913)	A
Sec. 15.04.070	3307	Adds processes for protecting adjoining property during construction, including requirements for posting a bond to cover damage claims and notice requirements	B (ii)
Sec. 15.04.080	1504	Adds §1504.9_ Roof deck surfaces. Prohibits use "walking" or "decking" materials as roof coverings unless approved by Building Official.	B (ii)
	1505	Adds § 1505.1.3_ Class A roofs required. Requires Class A fire rated roof coverings on all structures regulated by the Code.	B (ii)

Sec. 15.04.100	903	Amends § 903.2 to require automatic sprinkler systems in locations described in Sections 903.2.1 through 903.2.13	B (ii)
		Adds § 903.2.13 to require sprinklers when existing buildings are subject to alteration or expansion as specified.	B (ii)
Sec. 15.04.140	3306	Adds requirements for fencing during construction to increase protections for pedestrians	B (ii)
Sec. 15.04.010	Appx. F	Adopts Appx. F standards for rodentproofing buildings	B (ii)
Sec. 15.04.010	Appx. G	Adopts Appx. G standards for flood-resistant construction	B (iii)
Sec. 15.04.130	Appx. G	Adds § G104.6 to require waiver of liability claims against City from owners constructing occupancies below specified elevation requirements	A
Sec. 15.04.010	Appx. J	Adopts Appx. J standards for grading	Adopted by HCD; A

Chapter 15.06 Amendments to California Residential Code (CRC)

Municipal Code Section	CRC Section Impacted	Substance of Amendment (full text in Ordinance No. ____)	Justification (see key below)
Sec 15.06.020	R112	Adds local procedures for the Board of Appeals	A
Sec 15.06.030	R113	Adds local procedures for prosecuting code violations	A
Sec 15.06.040	R108	Creates fees and process for fee refunds	A
Sec 15.06.045	R105.2	Provides that a permit is required to construct a shed, storage room, and a utility room	B (ii)

Sec 15.06.050	R105.5	Provides for the expiration of permits consistent with state law (AB 2913)	A
Sec 15.06.010	Appx. Q	Adopts Appx. Q standards for Tiny Houses	B (ii)
Sec 15.06.010	Appx. R	Adopts Appx. R standards for light straw-clay construction	B (ii)
Sec 15.06.010	Appx. S	Adopts Appx. S standards for strawbale construction	Adopted by HCD, A, B (ii)
Sec 15.06.010	Appx. T	Adopts Appx. T standards for Solar-Ready Provisions for Detached One- and Two-Family Dwellings and Townhouses	B (ii)

Chapter 15.12 Amendments to California Mechanical Code (CMC)

Municipal Code Section	CMC Section Impacted	Substance of Amendment (full text in Ordinance No. ____)	Justification (see key below)
Sec. 15.12.020	107.1	Adds local procedures for the Board of Appeals	A
Sec. 15.12.030	104.5	Creates fees for permits and plan review	A
Sec. 15.12.040	106.1	Adds local procedures for prosecuting code violations	A

Chapter 15.16 Amendments to California Plumbing Code (CPC)

Municipal Code Section	CPC Section Impacted	Substance of Amendment (full text in Ordinance No. ____)	Justification (see key below)
Sec. 15.16.020	104.5	Creates fees for permits and plan review	A
Sec. 15.16.030	107	Adds local procedures for the Board of Appeals	A
Sec 15.16.050	419	Requires the installation of garbage disposals in all new and remodeled	B (iv)

		residential buildings	
Sec. 15.16.060	701.2	Allows plastic vents and drains in up to three stories of residential units	B(i)
Sec. 15.16.070	1014	Requires the installation of grease recovery systems in all commercial and institutional food facilities	B (iv)
Sec. 15.16.080	1014	Requires the maintenance of grease recovery systems in commercial kitchens and the keeping of maintenance records	B (iv)
Sec. 15.16.010	Appx. A	Adopts Appx. A Recommended Rules for Sizing the Water Supply System	Adopted by HCD, A
	Appx. D	Adopts Appx. D Sizing Storm Water Drainage Systems	Adopted by HCD, A
	Appx. H	Adopts Appx. H standards for Private Sewage Disposal Systems	Adopted by HCD, A
	Appx. I	Installation of PEX Tubing Systems	Adopted by HCD, A

Chapter 15.20 Amendments to California Fire Code (CFC)

Municipal Code Section	CFC Section Impacted	Substance of Amendment (full text in Ordinance No. ____)	Justification (see key below)
Sec. 15.20.020	903	Amends § 903.2 to require automatic sprinkler systems in locations described in Sections 903.2.1 through <u>903.2.13</u>	B (ii)
		Adds § 903.2.13 to require sprinklers when existing buildings are subject to alteration or expansion as specified.	B (ii)
Sec. 15.20.030	113	Adds fire protection fees for new development in the City	A

Chapter 15.32 Amendments to California Electrical Code (CEC)

Municipal Code Section	CEC Section Impacted	Substance of Amendment (full text in Ordinance No. ____)	Justification (see key below)
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Sec. 15.32.020	89.108.4.2	Establishes permit fees	A
Sec. 15.32.030	230.30	Adds subparagraphs (C), (D), (E) requiring undergrounding of service laterals for new construction and of utilities for new and existing buildings	B (ii)
		Adds subparagraph (F) to impose joint and several liability on developer and property owner for compliance.	A
		Adds subparagraph (G) to impose moratorium on overhead utility lines in specified areas	B (ii)
Sec. 15.32.040	590.3(A)	Adds subparagraph (A)(1) to provide that generators are prohibited as a substitute for temporary power poles at construction sites	B (ii)

Chapter 15.52 Amendments to California Energy Code (CEGC)

Municipal Code Section	CEC Section Impacted	Substance of Amendment (full text in Ordinance No. ____)	Justification (see key below)
Sec. 15.52.010	Appx. 1-A	Adopts Standards and Documents Referenced in the Energy Code	A
	Appx. 1-B	Adopts Energy Commission Documents Incorporated by Reference in the Energy Code	A

Justifications KEY:

A – This is an administrative amendment, which does not modify a building standard as defined in California Health & Safety Code section 18909. The amendment establishes administrative procedures for the effective enforcement of the building standards in the City of Hermosa Beach.

B – This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

- i. Local soil and air conditions (salt laden sand and sea mist) tend to be highly corrosive, thereby diminishing the integrity of metal components such as cast iron pipes and vents in a shorter time span than in other areas.
- ii. The City of Hermosa Beach is one of the most densely populated cities in southern California. Homes and other buildings are often six feet or less from one another making fire spread more likely, and enhancing the likelihood of rodents to

migrate from one to another. Further, the overhead clutter of utility lines reduces the aesthetic quality of the city.

- iii. Hermosa Beach is located directly adjacent to the Pacific Ocean and is subject to storm surge, tsunami impact and high ground water near the coast.
- iv. Hermosa Beach has an aging sewer system, portions of which are more than eighty years old. This amendment assists in reducing blockage of the system.