

RED LINE VERSION OF CURRENT TITLE 15

This document is the edited version of the current Hermosa Beach Municipal Codes contained in Chapters 15. Sections of those chapters that were not altered, or only amended to reflect the 2019 edition of the California Building Codes are not included.

“15.04.010 Adoption of Building Code.

Except as hereinafter provided in this chapter, the California Building Code ~~2016~~ 2019 Edition (Part 2 of Title 24 of the California Code of Regulations), including Appendices F, G, and J, ~~and not including Appendixes A, B, C, D, E, H, I and K,~~ is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall comprise the building code of the city of Hermosa Beach. A copy of the building code shall be maintained in the office of the city clerk, and shall be made available for public inspection while the code is in force.

Whenever the word "jurisdiction" appears in said code, it shall mean and refer to the city of Hermosa Beach.

Whenever the term "building official" appears in said code, it shall mean and refer to the Building/Code Enforcement Official or to the Director of Community Development of the city of Hermosa Beach, or his or her designee.”

Section 3. BUILDING CODE AMENDMENTS. Sections 15.04.020 through 15.04.170 of Chapter 15.04 of Title 15 of the Hermosa Beach Municipal Code are hereby amended in their entirety to read as follows (with additions marked by underscore and deletions marked by ~~strike through~~):

“15.04.020 Board of appeals.

Section ~~1.8.8~~ 113 of Chapter 1 of ~~said building code~~ the 2019 California Building Code is hereby amended to read as follows:

SECTION ~~1.8.8~~ 113

BOARD OF APPEALS

15.04.030 Violations.

~~Notwithstanding the provisions of Section 15.04.010,~~ Section 114 of Chapter 1 of ~~said code~~ the 2019 California Building Code shall be amended to read as follows.

15.04.040 Fees.

~~Notwithstanding the provisions of Section 15.04.010,~~ Section ~~1.8.4~~ 109 of ~~said building code~~ the 2019 California Building Code is hereby amended to read as follows:

SECTION ~~1.8.4~~ 109 FEES

15.04.050 Expiration of permits.

~~Notwithstanding the provisions of Section 15.04.010, Section 105.5 of Chapter 1 of the building code~~ the 2019 California Building Code is hereby amended to read as follows:

SECTION 105.5

EXPIRATION OF PERMITS

105.5 Expiration.

Every permit issued by the Building Official under the provisions of this Code shall expire ~~by limitation~~ and become null and void (1) if the building or work authorized by such permit is not commenced within ~~180 days~~ 12 months after the permit was issued, ~~from the date of such permit, or (2) if the building or work authorized by such permit is suspended or abandoned for a period of 180 days at any time after the work is commenced unless the permittee has abandoned the work authorized by the permit,~~ or (3-2) if the building or work authorized by such permit is not completed within two calendar years from the issuance date of the permit.

Exception:

For any project subject to a discretionary permit from the Planning Commission under Title 17 of the HBMC, the Planning Commission has authority, and City Council on appeal, to establish as a condition of approval the building permit expiration date by which construction shall be completed, based upon the size and complexity of the project. The time frame provided in the condition of approval for permitted construction activities shall be inclusive of all permits and phases of the project (i.e. demolition, excavation, building construction, site improvements, and approved final inspection for all permits issued for the project).

A. Where work has not commenced within ~~180 days~~ 12 months from the issuance date of a permit, a renewed permit valid for two years may be obtained upon payment of a renewal fee equal to ten percent of the original permit fee provided that (1) no changes have been made or will be required in the original plans and specifications for such work and (2) the renewed permit is issued within two years of the original permit issuance date.

B. Where work has commenced and is subsequently suspended or abandoned for a period exceeding ~~180 days~~ 12 months, a renewed permit valid until the original expiration date may be obtained upon payment of a renewal fee equal to ten percent of the original permit fee provided that (1) no changes have been made or will be required in the original plans and specifications for such work and (2) the renewed permit is issued within two years of the original permit issuance date.

C. The Building Official, or the Planning Commission in the case of discretionary permits, may grant a maximum of two (2) extensions for a period not exceeding six calendar months each upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented completion of the project. A fee of ten percent of the original permit fee shall be assessed for such renewal.

D. Any permittee holding an active permit and seeking an exception pursuant to subsection (C) may apply in writing for an extension of the time within which work under that permit may be continued when, for good and satisfactory reasons, he or she is unable to continue work within the time required by this Section due to circumstances beyond the control of the permittee.

E. Any permittee seeking to extend a permit pursuant to the above may present evidence to City staff that clearly demonstrates that the uncompleted work is less than ten percent of the project. At its sole discretion, should the City determine that less than ten percent of the project is left to be completed, the renewal fee or the new permit fee may be reduced to an amount equivalent to the corresponding lower percentage.

F. Any application for a renewed permit or a permit extension shall be reviewed under the Building Codes and Ordinances in effect at the time of the original permit.

G. If the owner or applicant fails to complete the project within the time required, the Building Official is authorized to initiate a nuisance abatement action pursuant to Chapter 8.28 of this Code or undertake any other remedy permitted by law.

~~15.04.060 Minimum dwelling unit size.~~

~~Notwithstanding the provisions of Section 15.04.010, Section 1208.4 of said building code~~

~~SECTION 1208.4~~

~~MINIMUM DWELLING UNIT SIZE~~

~~1208.4.1 Multifamily dwellings. All multifamily dwelling units, including duplexes and garage apartments, in the City shall have at least the following gross floor areas, exclusive of porches, garages, balconies, or other such accessory structures or architectural features:~~

~~1. One bedroom or less: Six hundred (600) square feet.~~

~~2. Two bedrooms: Nine hundred (900) square feet.~~

~~3. Three bedrooms: Twelve hundred (1200) square feet.~~

~~4. Three bedrooms and den, or four bedrooms: Fifteen hundred (1500) square feet.~~

~~5. More than four bedrooms: Eighteen hundred (1800) square feet.~~

~~1208.4.2 Single family dwellings. All single family dwellings in the City shall have at least the following gross floor areas exclusive of open porches, garages, balconies, or other such accessory structures or architectural features:~~

~~1. Two bedrooms or less: One thousand (1000) square feet.~~

~~2. Three bedrooms, or two bedrooms and den: Thirteen hundred (1300) square feet.~~

~~3. Four bedrooms, or three bedrooms and den: Sixteen hundred (1600) square feet.~~

~~4. More than four bedrooms: Nineteen hundred (1900) square feet.~~

~~1208.4.3 Minimum hotel-motel unit size. All hotels, motels or any structure which is intended for occupancy by transients shall have rooms with a minimum unit size of at least two hundred (200) square feet, exclusive of bathrooms.~~

15.04.070 Protection of private property during construction.

~~Notwithstanding the provisions of Section 15.04.010, Section 3307 of said building code the 2019 California Building Code is hereby amended to read as follows:~~

SECTION 3307

PROTECTION OF ADJOINING AND NEARBY PROPERTY AND PERSONS

3307.1 Adjoining and nearby public and private property and persons making lawful use of such property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. At the outset of construction activities or at the otherwise earliest time it is feasible in the opinion of the Building Official, a protective screen shall be erected to the satisfaction of the Building Official between the construction site and immediately adjoining properties, unless the Building Official determines that erection of a screen is not feasible or would serve no practical purpose.

3307.2 The Building Official shall have the authority to stop the construction work at any time that in his or her opinion said construction work has caused, is causing, or is about to cause, damage to adjacent or nearby properties. Said work shall not recommence until the time that the necessary corrections have been made so that no further damage will occur to the affected property (unless the Building Official determines that the damage will be corrected as provided in Section 3307.3) and written approval is obtained from the Building Official that said work can recommence.

3307.3 If construction work causes damage to adjacent or nearby properties, the Building Division shall withhold inspections of said work and stop work until (i) the damage to the affected property is repaired (or repair work has commenced and is continued to be performed with due diligence until completed), or (ii) the affected property owner is compensated the cost of repair, or (iii) a documented agreement satisfactory to the Building Official is executed to assure repair of the damage at a more appropriate phase of the construction. If there is a bona fide dispute between the owner of the damaged property and the party alleged to have caused said damage as to the cause of the damage, the method or scope of repair or the cost of the repair, work may resume and inspections provided only if the party performing the construction work posts a bond with the City in an amount that the Building Official reasonably determines is sufficient to pay the cost of repair. Where there exists a bona fide dispute, the issues in contention are a civil matter beyond the authority of the City to resolve.

3307.4 The bond called for in Section 3307.3 shall be approved as to form by the City Attorney and held by the City until the dispute is resolved between the parties or by a court of competent jurisdiction. In the event that the aggrieved party does not submit proof to the City that an action has in fact been filed within one (1) year after the issuance of the Certificate of Occupancy, then the City shall, unless good cause is shown, release the bond. The City shall provide thirty (30) days' written notice to the aggrieved party of its intent to release the bond.

3307.5 Prior to the commencement of any demolition of exterior walls or roofs, excavation that requires shoring, sandblasting or other exterior construction activities that require a building permit, the owner or contractor shall provide written notice to the property owners and occupants located within one hundred (100) feet of the construction site that construction will occur, along with a copy of this Section 3307. Said notice shall be provided to the affected property owners and occupants at least five (5) days prior to any construction taking place. The notice shall contain the following information:

1. Address where construction will occur;
2. Date(s) and approximate times construction will occur;
3. Name, address, telephone number and state license number of contractor;
4. Name, address and telephone number of the owner of the property on which construction is to occur.

If the owner or the contractor fails to provide the required notice, the Building Official shall have the authority to stop the work until the notice is provided, in addition to any other remedies provided by this Code.

3307.6 Prior to approval of temporary shoring a geotechnical report shall be provided certifying that the temporary shoring has been installed according to the shoring plan and specifying the time period for the integrity of the temporary shoring.

15.04.080 Roof covering requirements.

Notwithstanding the provisions of Section 15.04.010, Sections 1504 and 1505 of said building code the 2019 California Building Code are hereby amended by adding thereto the following subsections:

SECTIONS 1504 AND 1505

1504.9 Roof deck surfaces. Only such sections of a roof which have been approved by the Building Official to be used as deck space may be covered with materials designed to be "walking" or "decking" materials. All other portions of the roof shall be covered with traditional roofing materials such as rolled, gravel, built-up or composition roofing.

1505.6-2 Class A roofs required. The roof covering on any structure regulated by this Code shall be as specified in Table No. 1505.1 and as classified in Section 1505, except that the minimum roof-covering assembly shall be a Class "A" roofing assembly. Any new addition or reroofing of structures may match existing roof coverings if not exceeding 50% of the roof area of the entire structure, provided that no more than 50% of existing roof covering is replaced in any 60 month period.

The roof-covering assembly includes the roof deck, underlayment, interlayment, insulation and covering which is assigned a roof-covering classification.

15.04.084 Roof attachments.

~~A. Purpose. The provisions of this section are intended to provide adequate access and clear pathways on roofs for firefighters and other emergency personnel.~~

~~B. Exceptions. Due to the wide variety of roof configurations and the evolving nature of solar collectors and other devices which may be placed on a roof, the building official may waive requirements of this section upon his or her determination that submitted plans offer equal or better alternative configurations.~~

~~C. Definitions. For the purposes of this section, certain terms shall be defined as follows:~~

~~1. "Clear path": A route free of obstacles that could adversely impact the ability of fire department personnel to conduct their fire fighting operations. Obstacles include but are not limited to mechanical equipment, antennas, exhaust ducts, vent pipes, skylights, electrical equipment, plumbing piping, chimneys or other similar rooftop structures.~~

~~2. "Flat roof": Any roof plane with a pitch of 1/2:12 or less.~~

~~3. "Pitched roof": Any roof plane with a pitch greater than 1/2:12.~~

~~4. "Non-occupied structures": Any structure classified as a "U" occupancy by the building code and not intended for human occupancy.~~

~~5. "Residential structure": RA one (1) or two (2) family dwelling unit, including accessory structures.~~

~~6. "Nonresidential structure": Any occupied structure that is not classified as a residential structure.~~

~~7. "Accessory structures (residential)": Structures commonly associated with residential property including patio covers, gazebos, decks, storage sheds, and free-standing garages and carports.~~

~~8. "Fire department access": Any area around the perimeter of a building with sufficient width to allow for the placement of a ladder that will provide access to the roof.~~

~~D. General Requirements. The following requirements shall apply to any equipment or materials installed upon a roof:~~

~~1. No equipment/materials shall be installed on or above an existing roof material without first obtaining a permit from the city.~~

~~2. Clear paths required by other sections of these guidelines shall be located over primary structural members of the building whenever possible.~~

~~3. Where existing structures or large pieces of equipment partially or totally obstruct a proposed clear path, the full width of the path shall continue around, and immediately adjacent to, the obstruction.~~

~~4. Equipment and materials installed on or above the structure's original roofing material shall be considered additional dead load and may require an evaluation of the roof structural system's ability to support the additional weight.~~

~~5. Equipment and materials shall be adequately anchored to the roof structure to prevent movement due to wind or seismic forces.~~

~~6. The proposed location for the new equipment/materials shall not interfere with the proper operation of other equipment or system components already installed on the roof.~~

~~7. The required access to and clearance around existing roof mounted equipment or system components for the purpose of maintenance of the said equipment or system components shall be maintained.~~

~~8. Installation of the new equipment/materials shall not disrupt the roof drainage system.~~

~~9. Adequate clearance shall be maintained around all roof vents to proper operation of the vents.~~

~~10. All equipment/materials installed on a roof must be maintained in accordance with approved plans.~~

~~E. Residential Structures. The following requirements shall apply to all one (1) and two (2) family structures based on the type of roof in the area where the equipment or material is to be installed:~~

~~1. Flat Roof. The following clear paths shall be maintained:~~

~~a. A minimum three (3) foot wide clear path shall be maintained along the entire edge of any roof plane available to the fire department for access to the roof.~~

~~b. A minimum four (4) foot wide clear path along the centerline of the longitudinal and/or transverse axis lines of the roof plane connecting the clear paths along the roof edges.~~

~~c. A minimum three (3) foot wide clear path to any skylight or other similar feature that could provide access through the roof for ventilation purposes.~~

~~d. A minimum three (3) foot wide clear path along the edge of the lower roof segment of a multi-level roof system.~~

~~2. Pitched Roof. The following clear paths shall be maintained:~~

~~a. A minimum three (3) foot wide clear path shall be maintained along the entire edge of any roof plane available to the fire department for access to the roof.~~

~~b. A minimum three (3) foot wide clear path on either side of any ridge line and one and one half (1 1/2) feet on either side of a hip or valley line.~~

~~c. A minimum three (3) foot wide clear path connecting the roof edge path and the ridge path.~~

~~d. A minimum three (3) foot wide clear path to any skylight or other similar feature that could provide access through the roof for ventilation purposes.~~

~~e. A minimum three (3) foot wide clear path along the edge of the lower roof segment of a multi-level roof system.~~

~~F. Nonresidential Structures. The following requirements shall apply to all structures not classified as residential:~~

~~1. Flat Roof. The following clear paths and other requirements shall be satisfied:~~

~~a. A minimum four (4) foot wide clear path shall be maintained around the perimeter of the roof.~~

~~b. Individual panel arrays shall not exceed one hundred fifty (150) feet by one hundred fifty (150) feet.~~

~~c. A minimum eight (8) foot wide clear path shall separate adjacent panel arrays. Alternate designs to the eight (8) foot clear path requirement can be found in the California Department of Forestry Solar Photovoltaic Installation Guidelines.~~

~~d. A minimum three (3) foot wide clear path along the edge of the lower roof segment of a multi-level roof system.~~

2. Pitched Roof. The following clear paths and other requirements shall be satisfied:

~~a. A minimum four (4) foot wide clear path shall be maintained along the entire edge of any roof plane available to the fire department for access to the roof.~~

~~b. A minimum three (3) foot wide clear path on either side of any ridge line and a one and one half (1 1/2) foot clear path on either side of a hip or valley line.~~

~~c. A minimum three (3) foot wide clear path connecting the roof edge path and the ridge path is required.~~

~~d. A minimum three (3) foot wide clear path to any skylight or other similar feature that could provide access through the roof for ventilation purposes.~~

~~e. A minimum three (3) foot wide clear path along the edge of the lower roof segment of a multi-level roof system.~~

G. Elevated Solar Panels. In addition to the requirements of Article 690 of the 2010 Edition of the California Electrical Code, the following shall apply to the installation of elevated solar photovoltaic systems:

1. Solar panels, support rack systems, electrical conduits or other piping shall not disrupt the existing roof drainage system.

2. Combustion air exhaust vents within one (1) foot, measured horizontally, of any solar panel shall be extended to a minimum of two (2) feet above any part of the solar panel within ten (10) feet of the exhaust vent.

3. Rack-mounted solar panels shall be a minimum of six (6) inches above all other roof vents or the vents shall be extended to six (6) inches above the solar panels.

4. All electrical conduits within the photovoltaic system shall be labeled at ten (10) foot maximum intervals indicating the type of electrical voltage.

~~5. A placard shall be provide at each type of electrical power supply (batteries, wind generator, gas powered generator, solar power, etc.) indicating the location of all other power supplies and the location of the disconnect means for each power supply.~~

~~6. A disconnect switch shall be installed at the collector system where the conductors leave the collection system on the roof.~~

~~7. All components of the solar electrical generating system shall be marked (i.e., DC combiner box, inverter, disconnects, etc.)~~

~~H. Non-Elevated Solar Panels. In addition to the requirements of Article 690 of the 2010 Edition of the California Electric Code, the following shall apply to the installation of non-elevated solar photovoltaic systems:~~

~~1. Panels and related conduit and piping shall not disrupt the existing roof drainage system.~~

~~2. All components of the solar panel system located on the roof shall be of the same fire classification as required for a new roof (Class A).~~

~~3. Combustion air exhaust vents within one (1) foot, measured horizontally, of any solar panel shall be extended to a minimum of two (2) feet above any part of the solar panel within ten (10) feet of the exhaust vent.~~

~~4. All other vents shall extend six (6) inches minimum above the system or maintain a minimum one (1) foot clear area around the vent.~~

~~5. A disconnect switch shall be installed at the collector system where the conductors leave the collection system on the roof.~~

~~I. Landscaped Roofs. The following requirements shall apply to "green" or landscaped roofs:~~

~~1. Any watering system connected to the domestic water system of the building must include an approved backflow prevention device.~~

~~2. Landscape containers and related irrigating systems shall not disrupt existing roof drainage systems.~~

~~3. All components of the system shall be adequately anchored to prevent dislodging during high winds or seismic activity.~~

~~4. Combustion air exhaust vents and chimneys shall extend two (2) feet minimum above the system, including mature plant materials, that is within ten (10) feet measured horizontally from the exhaust vent.~~

~~5. All other vents shall extend six (6) inches minimum above the system, including mature plant materials, or maintain a minimum one (1) foot clear area around the vent.~~

~~15.04.090 Skylights.~~

~~Skylights shall conform to Sections 2606 and 2610 of said building code.~~

15.04.100 Automatic sprinkler systems.

~~Notwithstanding the provisions of Section 15.04.010, the following subsections of Section 903, 904 and 905 of said building code~~ the 2019 California Building Code are hereby amended to read as follows:

SECTION 903

SECTION 904

~~Table No. 9-A, Standpipe requirements of said Building Code is hereby amended to substitute the term "three (3) stories" wherever the term "four (4) stories" appears in said table.~~

SECTION 905

~~(F) 905.3.1 Building Height. Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more the 20 feet above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 20 feet below the highest level of fire department vehicle access.~~

15.04.110 Fire alarm systems.

~~Notwithstanding the provisions of Section 15.04.010, the following subsection is hereby added to Section 907 of said building code to read as follows:~~

SECTION 907

~~(F) 907.2.8.2.1 Group R, Division 1. An automatic fire alarm system shall be installed in apartment houses 3 stories or more in height (mezzanines and lofts shall be considered as stories), or containing 16 or more dwelling units, and in hotels 3 or more stories in height or containing 20 or more guest rooms.~~

15.04.120 Determining fifty (50) percent increase in size or valuation.

~~Whenever, it is required to determine whether there is an expansion in the size or valuation of an existing building of fifty (50) percent or more, the following rules shall apply. The size or valuation shall be deemed to exceed fifty (50) percent if:~~

- ~~A. The expansion exceeds fifty (50) percent of the existing gross floor area; or~~
- ~~B. The cost of remodeling, expansion or improvement exceeds fifty (50) percent of the value of the existing structure as determined by the building official.~~

~~15.04.130 Assumption of risk for below-grade construction.~~

~~Notwithstanding the provisions of Section 15.04.010, Appendix G of said building code is hereby amended by adding thereto a new Section G104.6 to read as follows:~~

APPENDIX G

~~G104.6 Waiver required for below grade construction. The building official shall require execution of a waiver before issuing a permit for construction of buildings or structures of any occupaney any portion of which is below street grade and/or does not meet the elevation requirements of Appendix G.~~

~~(Ord. 10-1315 (Exh. A), 2010; Ord. 07-1289 (Exh. A), 2007; Ord. 07-1289U (Exh. A), 2007; Ord. 05-1253 §4, 2005)~~

15.04.140 Pedestrian protection during construction.

~~Notwithstanding the provisions of Section 15.04.010, Chapter 33 of the 2019 California Building Code is hereby amended by adding thereto a new Section 3306.10 to read as follows:~~

~~15.04.160 Energy requirements for existing buildings that expand or remodel beyond fifty (50) percent.~~

~~Notwithstanding the provisions of Section 15.04.010, the expansion or remodel of any existing building by more than fifty (50) percent as expansion is defined in Section 15.04.120 shall comply with Section A4.203.1 for residential construction and Section A5.203.1.1 for nonresidential construction of the CALGreen Code.~~

~~15.04.150 Numbering Buildings.~~

~~The following sections are hereby added to Section 502 of the 2019 California Building Code:~~

~~**502.1.1.** The entrance to every building, or section, or subdivision thereof, in the city used for residence or business purposes shall display the numbers of the building address designated by the City Engineer.~~

~~502.1.2.~~ Address numbers shall be placed on, immediately above, or adjacent to the door closing the building entrance and shall be at least 4 inches (102 mm) high and 2 inches (51 mm) wide. Numbers shall be displayed as prescribed in this chapter by the owner, occupant, lessee, tenant, or subtenant of the building within fifteen (15) days after receipt of notice from the City Engineer. All numbers other than those required by this chapter shall be removed from building entrances by the owner, occupant, lessee, tenant, or subtenant of the building within fifteen (15) days from the service of notice by the City Engineer.

~~502.1.3.~~ The City Engineer shall designate the numbers provided for each lot in the city, on that certain map numbered 1001, new series, in the records of the City Engineer's office, such map having been heretofore approved and adopted by the City Council, and the same is hereby referred to and made a part of this chapter.

~~15.04.170 Enhanced construction waste reduction for existing buildings that expand or remodel beyond fifty (50) percent.~~

~~Notwithstanding the provisions of Section 15.04.010, the expansion or remodel of any existing building by more than fifty (50) percent as expansion is defined in Section 15.04.120 shall comply with Section A4.408 for residential construction and Section A5.408 for nonresidential construction of the CALGreen Code.~~

~~**Section 4.** Chapter 15.40 of Title 15 of the Hermosa Beach Municipal Code (Numbering Buildings) is hereby repealed.~~

Section 5. RESIDENTIAL CODE ADOPTION. Section 15.06.010 of Chapter 15.06 of Title 15 of the Hermosa Beach Municipal Code is hereby amended to read as follows (with additions marked by underscore and deletions marked by ~~strike through~~):

“15.06.010 Adoption of California Residential Code

Except as hereinafter provided in this chapter, the California Residential Code, ~~2016~~ 2019 Edition (Part 2.5 of Title 24 of the California Code of Regulations), including Appendices ~~A, B, C, G, K, O, and P~~ Q, R, S, and T, and ~~not including Appendixes D, E, F, H, I, J, L, M, N, Q and R of said appendices,~~ is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall comprise the residential code of the city of Hermosa Beach. A copy of the residential code shall be maintained in the office of the city clerk, and shall be made available for public inspection while the code is in force.

Whenever the word "jurisdiction" appears in said code, it shall mean and refer to the city of Hermosa Beach.

Whenever the term "building official" appears in said code, it shall mean and refer to the building/code enforcement official, or the director of community development of the city of Hermosa Beach, or his or her designee.”

Section 6. RESIDENTIAL CODE AMENDMENTS. Sections 15.06.020 through 15.06.060 of Chapter 15.06 of Title 15 of the Hermosa Beach Municipal Code are hereby amended in their entirety to read as follows (with additions marked by underscore and deletions marked by ~~strike through~~):

“15.06.020 Board of appeals.

Section R112 of Chapter 1 of ~~said residential building code~~ the 2019 California Residential Code is hereby amended to read as follows:

SECTION R112

BOARD OF APPEALS

15.06.030 Violations.

~~Notwithstanding the provisions of Section 15.06.010,~~ Section R113 of Chapter 1 of said code is hereby amended to read as follows:

SECTION R113

VIOLATIONS

15.06.040 Fees.

~~Notwithstanding the provisions of Section 15.06.010,~~ Section R108 1-8.3 of said residential building code is hereby amended to read as follows:

R108A 1-8.3 General. Fees shall be assessed in accordance with the provisions of this Section.

R108B 1-8.3 Permit fees. The fee for each permit shall be as set forth in the latest resolution adopted by the City Council. The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and other permanent equipment. Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees above specified shall be quadrupled, but the payment of such quadrupled fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

R108C 1-8.3 Plan review fees. When a plan or other data are required to be submitted by this Code, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be eighty (80) percent of the building permit fee.

The plan review fees specified in this Subsection are separate fees from the permit fees specified in ~~Subsection R108B 4.8.3.2~~ and are in addition to the permit fees.

Where plans are incomplete or changed or involve deferred submittals so as to require additional plan review, an additional plan review fee shall be charged at the rate indicated in the executive order.

~~R108D 4.8.3.4~~ Expiration of plan review. Applications for which no permit is issued within one hundred eighty (180) days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

R108E 4.8.3.5 Fee refunds.

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

2. The Building Official may authorize the refunding of not more than eighty (80) percent of the permit fee paid when no work has been done under a permit issued in accordance with this Code.

3. The Building Official may authorize the refunding of not more than eighty (80) percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

15.06.045 Work exempt from permit.

~~Notwithstanding the provisions of Section 15.06.010, paragraphs 1 and 5 of Section R105.2 of said residential code the 2019 California Residential Code are hereby deleted and Section R105.2 is amended by adding thereto the following new paragraphs to read as follows:~~ is hereby amended by adding the following subparagraph to "Building(1)":

1.1 Notwithstanding paragraph (1), a permit is required to construct the following:

~~A.1. A permit is required to install~~ a free-standing shed. Storage area is limited to a six (6) foot ceiling height, one (1) two-gang 110v outlet and one (1) bare light bulb fixture for every 500 square feet, and no plumbing or heating/cooling devices are permitted.

~~B.2. A permit is required to construct a storage room. "Storage room" means an attached room, with or without a separate entrance, for the storage of goods customarily associated with the use. Such room shall not contain any plumbing or natural gas outlets, but may contain one (1) overhead or wall mounted light and one (1) two-gang 110v outlet for every 500 square feet. Such room shall not be used as an office, den, rumpus rooms, or for any habitation of any kind.~~

~~C.3. A permit is required to construct a utility room. "Utility room" means an attached or detached structure or space designed and used solely for one or more systems and appliances to support the functioning of the dwelling unit, such as heating, ventilation, air conditioning, water filtration, laundry, or utility or laundry sink. Plumbing fixtures shall be limited to those to support the functioning of the dwelling unit, such as gas connections to heating appliances or dryers, water heater or washing machine supply.~~

15.06.050 Expiration of permits.

~~Notwithstanding the provisions of Section 15.06.010, Section R105.5 of said residential building code is hereby amended to read as follows:~~

SECTION R105.5

EXPIRATION OF PERMITS

R105.5 Expiration.

Every permit issued by the Building Official under the provisions of this Code shall expire ~~by limitation~~ and become null and void (1) if the building or work authorized by such permit is not commenced within ~~180 days from the date of such permit~~ 12 months after the permit was issued, or (2) if the building or work authorized by such permit is suspended or abandoned for a period of 180 days at any time after the work is commenced unless the permittee has abandoned the work authorized by the permit, or ~~(3)~~ (2) if the building or work authorized by such permit is not completed within two calendar years from the issuance date of the permit. Before such work can be recommenced, a new permit or a renewed permit as specified below shall be first obtained. No permit shall be renewed more than once.

A. Where work has not commenced within ~~180 days~~ 12 months from the issuance date of a permit, a renewed permit valid for two years may be obtained upon payment of a renewal fee equal to ten percent of the original permit fee provided that (1) no changes have been made or will be required in the original plans and specifications for such work and (2) the renewed permit is issued within two years of the original permit issuance date.

B. Where work has commenced and is subsequently suspended or abandoned for a period exceeding ~~180 days~~ 12 months, a renewed permit valid until the original expiration date may be obtained upon payment of a renewal fee equal to ten percent of the original permit fee provided that (1) No changes have been made or will be required in the original plans and specifications for such work and (2) the renewed permit is issued within two years of the

original permit issuance date, provided, however, that a renewed permit may be issued despite the passage of two years if construction has progressed and has been approved to the point where only a final inspection is required.

C. Where a project is not commenced or completed on the two year anniversary of the permit issuance date a new permit is required. The applicant shall pay a fee for the new permit based on the valuation of the uncompleted work required for a plan check and a new permit and plans will be reviewed under the Codes and Ordinances in effect at the time the new applications are submitted.

D. Any permittee holding an active permit may apply in writing for an extension of the time within which work under that permit may be continued when, for good and satisfactory reasons, he or she is unable to continue work within the time required by this Section due to circumstances beyond the control of the permittee. The Building Official may extend the time for action by the permittee for a period not exceeding six calendar months. No permit shall be extended more than twice.

E. If the owner or applicant fails to complete the project within the time required, the Building Official is authorized to obtain the demolition and removal of incomplete work on the property.

~~15.06.060 Fire sprinklers.~~

~~Notwithstanding the provisions of Section 15.06.010, fire sprinklers shall be installed in residential buildings in accordance with the provisions of Section 15.20.080.~~

Section 7. MECHANICAL CODE ADOPTION. Section 15.12.010 of Chapter 15.12 of Title 15 of the Hermosa Beach Municipal Code is hereby amended to read as follows (with additions marked by underline and deletions marked by ~~strike through~~):

“15.12.010 Adoption of Mechanical Code.

Except as provided in this chapter and elsewhere in this title, the California Mechanical Code, ~~2016~~ 2019 Edition (Part 4 of Title 24 of the California Code of Regulations including all Appendices) is hereby adopted by reference and made a part of this chapter as though set forth ~~in this chapter~~ herein in full. Said code shall comprise the mechanical code of the city of Hermosa Beach. A copy of the mechanical code shall be maintained in the office of the city clerk and shall be made available for public inspection while the code is in force.

Section 8. MECHANICAL CODE AMENDMENTS. Sections 15.12.020 through 15.12.040 of Chapter 15.12 of Title 15 of the Hermosa Beach Municipal Code are hereby amended in their entirety to read as follows (with additions marked by underline and deletions marked by ~~strike through~~):

“15.12.020 Board of appeals.

Notwithstanding the provisions of Section ~~15.12.010~~, Section 107.0 ~~408.8~~ of Chapter 1 of said ~~mechanical code~~ the 2019 California Mechanical Code is hereby amended to read as follows:

SECTION ~~408.8~~-107.0

15.12.030 Mechanical permit fees.

Notwithstanding the provisions of Section ~~15.12.010~~, Section 104.5 ~~408.4~~ of said ~~mechanical code~~ the 2019 California Mechanical Code is hereby amended to read as follows:

SECTION 104.5 ~~408.4~~

A. Permit fees. The fee for each permit shall be as set forth in the latest resolution adopted by the City Council.

B. Plan review fees. When a plan or other data are required to be submitted pursuant to Section, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be equal to eighty (80) per cent of the mechanical permit fee.

15.12.040 Violations.

Any person violating any of the provisions of this chapter or the current adopted mechanical code shall be deemed guilty of a misdemeanor and shall be punishable as set forth in Section 1.04.020.

Section 9. PLUMBING CODE ADOPTION. Section 15.16.010 of Chapter 15.16 of Title 15 of the Hermosa Beach Municipal Code are hereby amended to read as follows (with additions marked by underscore and deletions marked by ~~strike through~~):

“15.16.010 Adoption of plumbing code.

Except as provided in this chapter and elsewhere in this title, the California Plumbing Code, ~~2016~~ 2019 Edition (Part 5 of Title 24 of the California Code of Regulations) including Appendices and including the installation standards contained in Appendix I, is hereby adopted by reference and made a part of this chapter as though set forth ~~in this chapter~~ herein in full. Said code shall comprise the plumbing code of the city of Hermosa Beach. A copy of the plumbing code shall be maintained in the office of the city clerk, and shall be made available for public inspection while the code is in force.

Section 10. PLUMBING CODE AMENDMENTS. Sections 15.16.020 through 15.16.090 of Chapter 15.16 of Title 15 of the Hermosa Beach Municipal Code are hereby amended in their entirety to read as follows (with additions marked by underscore and deletions marked by ~~strike through~~):

“15.16.020 Plumbing permit fees.

Notwithstanding the provisions of Section 15.16.010, Section 104.5 ~~108.4~~ of Chapter 1 of said plumbing code the 2019 California Plumbing Code is hereby amended to read as follows:

SECTION ~~108.4~~ 104.5

A. Permit fees. The fee for each permit shall be as set forth in the latest resolution adopted by the City Council.

B. Plan review fees. When a plan or other data are required to be submitted pursuant to this Code, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be equal to eighty (80) percent of the mechanical permit fee.

15.16.030 Board of appeals.

Notwithstanding the provisions of Section 15.16.010, Section 107 ~~108.8~~ is hereby added to said plumbing code to read as follows:

SECTION 107 ~~108.8~~

BOARD OF APPEALS

15.16.050 Installation of garbage grinders.

Notwithstanding the provisions of Section 15.16.010, Section 419 of said plumbing code is hereby added to read as follows:

SECTION 419

419 Installation of garbage grinders. of kitchen wastes.

~~15.16.060 Abandoned sewers and sewage disposal facilities.~~

Suggest deletion as it is redundant to the Plumbing Code and sewer cap permits are issued by Public Works Dept.

Notwithstanding the provisions of Section 15.16.010, Section ~~722.1.2~~ of said plumbing code is hereby amended to read as follows:

~~722.1.2 Abandoned sewers and sewage disposal facilities. Every abandoned building (house) sewer or part thereof shall be plugged or capped in an approved manner as designated by the Building Official. Before any person plugs and/or caps such sewer or~~

~~sewage disposal facilities contemplated in this Section, he shall first post a cash bond with the City in an amount of not less than one hundred dollars (\$100.00) to guarantee capping of such sewers and/or sewage disposal facilities, such bond to be returned to the permittee upon completion and inspection to the satisfaction of the Building Official.~~

15.16.060. Drainage Piping

~~Notwithstanding the provisions of Section 15.16.010, Section 701.2(a) of said plumbing code~~ the 2019 California Plumbing Code is hereby amended to read as follows:

701.2 (a)

ABS and PVC installations are limited to no more than three stories of areas in residential accommodation, provided they are installed as below.

1. The vents shall be enclosed in one-hour fire rated shafts. Such shaft shall either be comprised of heavy lumber (4x minimum), or a fire resistant drywall product.
2. Where a vent passes through either a story or a fire rated assembly, a listed rated fire collar shall be installed below such a barrier, in accordance with CRC 302.4.1.2

15.16.070 Retrofitting existing commercial kitchens with grease recovery systems.

~~Notwithstanding the provisions of Section 15.16.010, Section 1014.1.1.1 is hereby added to Chapter 10 of said plumbing code~~ the 2019 California Plumbing Code to read as follows:

1014.1.1.1 For the purposes of Section 1014.1.3, the following terms shall have the following meanings:

15.16.080 Maintenance and annual inspection of grease recovery systems in commercial kitchens.

~~Notwithstanding the provisions of Section 15.16.010, Section 1014.1.4 is hereby added to Chapter 10 of said plumbing code~~ the 2019 California Plumbing Code to read as follows:

1014.1.4

Maintenance and monitoring.

Inspection.

15.16.090 Violations.

Any person violating any of the provisions of this chapter or the current adopted plumbing code shall be deemed guilty of a misdemeanor and shall be punishable as set forth in Section 1.04.020.

Section 11. FIRE CODE ADOPTION. Chapter 15.20 of Title 15 of the Hermosa Beach Municipal Code (Fire Prevention Code) is hereby repealed and replaced to read as follows:

**“Chapter 15.20
Fire Code Adopted**

- 15.20.010 Adoption of fire code.**
- 15.20.020 Sprinklers**
- 15.20.030 Fire protection improvement fee**

15.20.010 Adoption of fire code.

Except as hereinafter provided, Title 32 of the Los Angeles County Code (Fire Code), as amended and adopted on January 24, 2017, and in effect on February 23, 2017, adopting the California Fire Code, 2016 Edition (Part 9 of Title 24 of the California Code of Regulations) is hereby incorporated herein by reference as if fully set forth below, and shall be known and may be cited as the fire code of the city of Hermosa Beach.

In the event of any conflict between provisions of the California Fire Code, 2016 Edition, Title 32 of the Los Angeles County Code, or any amendment to the fire code contained in the Hermosa Beach Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 32 of the Los Angeles County Code and the California Fire Code, 2016 Edition, have been deposited in the office of the city clerk of the city of Hermosa Beach and shall be at all times maintained by the city clerk for use and examination by the public.

~~15.20.020 Sprinklers.~~

~~The following sections are hereby added to the fire code in sequence with existing code sections:~~

~~**903.2. Existing Structures.** Notwithstanding any applicable provisions of this Code, an automatic sprinkler system shall be provided in an existing building when an addition or alteration occurs and one of the following conditions exists:~~

- ~~1. When an alteration is 33% or more of the existing building area, and the resulting building area exceeds 2,000 square feet (465 m²) as defined in Section 202; or~~
- ~~2. When an addition exceeds 1,000 square feet (186 m²) and the resulting building area exceeds 2,000 square feet (465 m²) as defined in Section 202; or~~
- ~~3. An additional story is added above the second floor, regardless of fire areas or allowable area.~~
- ~~4. Any change in occupancy classification or when deemed necessary by the AHJ.~~

Exception:

1. When the cost of installing an approved automatic sprinkler system exceeds 5% of the alteration, with the approval of the Fire Code Official, the required automatic sprinkler system may be omitted.

2. U occupancies under 500 square feet.

~~903.2.3 Group E.~~ An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. ~~Throughout all Group E fire areas greater than 12,000 square feet (1115 m²) in area.~~

2. ~~Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.~~

Exception:

~~An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has no fewer than one exterior exit door at ground level.~~

3. ~~In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.~~

4. ~~Throughout any Group E structure greater than 12,000 square feet (1115 m²) in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.~~

5. ~~For public school state-funded construction projects see Section 903.2.19.~~

~~903.2.3 Protection of Attached Garages.~~ Residential occupancies protected by an automatic sprinkler system in accordance with NFPA 13R or 13D must have automatic sprinkler systems installed in attached garages and in other areas as required by the Fire Code official.

903.4.2.1 Where required: Exterior audible and visible alarm notification shall be provided on NFPA 13, 13R, and 13D systems.

15.20.030 Fire protection improvement fee.

Section 113 Fees

The purpose of the fire protection improvement fee is to mitigate the fire protection impacts caused by new development in the city by financing fire protection improvements in direct relation to the development's fair share of the construction costs of these improvements.

A. Fire Protection Improvement Fee. The fire protection improvement fee established by Ordinance No. 88-932 shall continue in effect at the rates set forth in subsection (C) of this section. The fee shall be paid prior to issuance of a building permit for any new structure or expansion of an existing structure as described in subsection (C) of this section in the city.

B. Fee Account. The revenues raised by payment of the fire protection improvement fee shall be placed in a separate and special fund and such revenues, along with any interest earnings on that fund, shall be used solely to pay for the improvements and apparatus described in subsection (D) of this section.

C. Amount of Fee.

1. Residential: nine cents (\$0.09) per square foot of net floor area.
2. Nonresidential: eleven and one-half cents (\$0.115) per square foot of net floor area.

The calculation of floor area shall include the floor area of all structures including the main structure and any accessory structures, including, but not limited to garages, structural decks, and balconies, and shall be measured from the outside of the walls or perimeter of said structures. For new projects, the net floor area shall be calculated as the total floor area of the new structure minus any floor area of any existing legally permitted structures demolished as part of the new project. For existing structures that add floor area, the fee shall be applied to the net increase in floor area.

D. Use of Fee. The fee shall be solely used to pay for:

1. Fire hydrants; riser connections from main to hydrant; necessary valves and attachments; repairs to public improvements necessitated by installation of hydrants, riser connections, valves and attachments; fire stations, training facilities, administrative offices, communications centers, and maintenance centers; and firefighting equipment, vehicles, apparatus, and appliances;
2. Reimbursement to the city for the development's fair share of those capital improvements already constructed by the city; and
3. Reimbursement to developers who have constructed public facilities where those facilities were beyond that needed to mitigate the impact of the developers' project.

Section 12. EXISTING BUILDING CODE ADOPTION. Chapter 15.28 of Title 15 of the Hermosa Beach Municipal Code is hereby amended to read as follows (with additions marked by underline and deletions marked by ~~strike through~~):

“15.28.010 Adoption of Existing Building Code.

15.28.010 Adoption of existing building code.

Except as hereinafter provided, the California Existing Building Code, ~~2010~~ 2019 Edition (Part 10 of Title 24 of the California Code of Regulations) is hereby adopted by reference and made a part of this chapter as though set forth in this Chapter in full. Said Code shall comprise the Existing Building Code of the City of Hermosa Beach. A copy of said Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

Section 13. ELECTRICAL CODE ADOPTION. Section 15.32.010 of Chapter 15.32 of Title 15 of the Hermosa Beach Municipal Code is hereby amended to read as follows (with additions marked by underscore and deletions marked by ~~strike through~~):

“15.32.010 Adoption of electrical code.

Except as provided in this chapter and elsewhere in this title, the California Electrical Code, ~~2016~~ 2019 Edition (Part 3 of Title 24 of the California Code of Regulations including all Appendices) is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall comprise the electrical code of the city of Hermosa Beach. A copy of the electrical code shall be maintained in the office of the city clerk, and shall be made available for public inspection while the code is in force.

Whenever the word "jurisdiction" appears in said code, it shall mean and refer to the City of Hermosa Beach.

Whenever the term "building official" appears in said code, it shall mean and refer to the Building/Code Enforcement Official or to the Director of Community Development of the city of Hermosa Beach, or his or her designee.”

Section 13. ELECTRICAL CODE AMENDMENT. Sections 15.32.020 through 15.32.140 of Chapter 15.32 of Title 15 of the Hermosa Beach Municipal Code are hereby amended in their entirety to read as follows (with additions marked by underscore and deletions marked by ~~strike through~~):

“15.32.020 Fees.

~~Notwithstanding the provisions of Section 15.32.010, Section 89.108.4.2 of said electrical code~~ the 2019 California Electrical Code is hereby amended to read as follows:

89.108.4.2 The fee for each permit shall be as set forth in the latest resolution adopted by the City Council. When a plan or other data are required to be submitted pursuant to this Code, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be equal to eighty (80) percent of the mechanical permit fee.

For purposes of determining fees only, the following definitions shall apply:

89.108.4.2.1 New general use branch circuits.

1. The fees prescribed apply to new branch circuit wiring and the lighting fixtures, switches, receptacles, appliances or other utilization equipment permitted to be supplied by these branch circuits.
2. For the purposes of this Subsection, each ungrounded conductor of a multiwire branch circuit supplying one appliance may be counted as one circuit.
3. For the purposes of this Subsection, three-phase lighting branch circuits are counted as two (2) branch circuits.

89.108.4.2.2 Adding outlets (to existing branch circuits) or temporary lights and yard lighting.

1. Each outlet added to an existing branch circuit shall be counted as one unit and each lighting fixture connected thereto shall be counted as an additional unit except as modified in the following provisions of this Subsection.
2. An outlet shall mean a point or place on a fixed-wiring installation from which electric current is controlled, or is supplied to a lamp, lighting fixture, fan, clock, heater, range, motor, or other electrical. appliance or equipment.
3. An outlet box for two (2) or more switches or receptacles shall be considered as one unit.

89.108.4.2.3 Motors, transformers, heating appliances and miscellaneous equipment or appliances.

1. The fees prescribed cover the inspection of the supply branch circuit and the utilization equipment supplied therefrom and the control equipment therefor.
2. Except where supplied by branch circuits rated over fifty (50) amperes, the fees required apply only to non dwelling occupancies. The fee for each motor, transformer, heating appliance, welder, rectifier, x-ray machine, storage battery system, infrared industrial heating appliance, cooking or baking equipment, studio effects lighting, and other miscellaneous equipment or appliances shall be given in the rating table of the resolution order.
3. Where fixed equipment is supplied by flexible cords to facilitate servicing or replacement, those fees shall also apply to each receptacle outlet installed for the supply of portable equipment rated larger than three (3) H.P., K.W., or K.V.A.
4. For any equipment or appliance containing more than one motor, or other current consuming utilization components in addition to the motor or motors, the combined

electrical ratings converted to K.V.A. of all shall be used to determine the fee. For the purpose of this subsection, one H.P. or one K.W. is equivalent to one K.V.A. The total ampere ratings of all receptacles installed on a factory fabricated wireway assembly for studio effects lighting may be used in computing the fees therefor.

5. The fees for a change of location or replacement of equipment on the same premises shall be the same as that for a new installation. However, no fees shall be required for moving any temporary construction motor from one place to another on the same site during the time of actual construction work after a permit has once been obtained for such motor and the fees required therefor have been paid.

89.108.4.2.4 Required fire warning, communications and emergency control systems. For the purposes of this Subsection, devices shall include all signaling equipment, stations, power equipment such as damper actuators or door holding device, and communication jacks or outlets.

89.108.4.2.5 Service and switchboard sections.

1. Fees shall be required for the installation, reinstallation, replacement or alteration of each service and each switchboard section.

2. For the purpose of this Subsection, a switchboard section means any portion of complete switchboard, distribution board, or motor control center which is pre-vented by the structural framework from being separated into smaller units.

3. The fees for services shall be determined from the ampacity of the set of service entrance conductors or the total ampere rating of the service equipment.

3. No fee need be paid for switchboard section which incorporates service equipment for which service fees were paid.

~~**15.32.030 Condominium installations.** Where conductors serving a condominium pass through a condominium which they do not serve, as in the case of multifamily dwelling structures, said conductors shall be enclosed in an approved conduit or raceway.~~

15.32.030 Underground Service Conductors: Installation

Section 230.30 of the 2019 California Electrical Code is hereby amended to add the following paragraphs:

(C) Underground service laterals required for new construction.

All new buildings and structures in the city shall provide underground electrical and communications service laterals on the premises to be served as hereinafter required. This provision shall not apply to utility lines that do not provide service in the area being developed.

(D) Underground utilities for new buildings.

All electrical, telephone, community antenna television system (CATV), and similar service wires or cables which provide direct service to new buildings and structures shall be installed underground in compliance with all applicable building and electrical codes, safety regulations and orders, and the rules of the Public Utilities Commission of the State of California.

(E) Underground utilities for existing buildings.

Existing overhead wires and/or new utility service shall be placed underground when one or more new dwelling units are created in an existing building and one or both of the following apply:

1. The expansion exceeds fifty (50) percent of the existing gross floor area; or

2. The cost of remodeling, expansion or improvement exceeds fifty (50) percent of the value of the existing structure as determined by the building official.

Exception: Undergrounding shall not be required if Southern California Edison deems in writing that such underground installation is infeasible based upon its service requirements or to the unavailability of necessary easements.

(F) Responsibility for compliance.

The developer and owner are jointly and severally responsible for complying with the requirements of this chapter and shall make the necessary arrangements with the utility companies for the installation of such facilities.

(G) Existing underground areas.

On streets where electrical and communications lines have been placed underground or where no overhead lines presently exist on or before July 1, 1977, said lines shall remain permanently underground and no additional electric or communications service facilities shall be added on said streets unless they are placed underground.

~~15.32.040 Underground service laterals required for new construction.~~

~~All new buildings and structures in the city shall provide underground electrical and communications service laterals on the premises to be served as hereinafter required.~~

15.32.040 Temporary Installations.

Section 590.3(A) of the 2019 California Electrical Code is hereby amended to add the following subparagraph:

(1) Temporary power pole required on construction sites.

All construction sites for which temporary power must be supplied because there is no electrical service shall provide a temporary power pole prior to issuance of a building

permit. Said power pole shall remain installed until the project has received final approval and electrical service has commenced. Generators are prohibited as a substitute for a temporary power pole.”

Section 10 14. GREEN BUILDING STANDARDS ADOPTION. Section 15.48 of Chapter 15.48 of Title 15 of the Hermosa Beach Municipal Code is hereby amended to read as follows (with additions marked by underscore and deletions marked by ~~strike through~~):

“15.48.010 Adoption of CALGreen code.

15.48.010 Adoption of CALGreen code.

Except as provided in this chapter and elsewhere in this title, the California Green Building Standards Code (referred to herein as "CALGreen"), ~~2016~~ 2019 Edition (Part 11 of Title 24 of the California Code of Regulations) is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. A copy of the CALGreen code shall be maintained in the office of the city clerk, and shall be made available for public inspection while the code is in force.

Whenever the word "jurisdiction" appears in said code, it shall mean and refer to the city of Hermosa Beach.

Whenever the term "building official" appears in said code, it shall mean and refer to the building/code enforcement official or director of community development of the city of Hermosa Beach or his or her designee.”

Section 15. ENERGY CODE ADOPTION. Section 15.48.010 of Chapter 15.48 of Title 15 of the Hermosa Beach Municipal Code is hereby amended to read as follows (with additions marked by underscore and deletions marked by ~~strike through~~):

“15.52.010 Adoption of energy code.

15.52.010 Adoption of energy code.

Except as provided in this chapter and elsewhere in this title, the California Energy Code, ~~2016~~ 2019 Edition (Part 6 of Title 24 of the California Code of Regulations including all Appendices) is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall comprise the energy code of the city of Hermosa Beach. A copy of the energy code shall be maintained in the office of the city clerk and shall be made available for public inspection while the code is in force.

Whenever the word "jurisdiction" appears in said code, it shall mean and refer to the city of Hermosa Beach.

Whenever the term "building official" appears in said code, it shall mean and refer to the director of community development of the city of Hermosa Beach or his or her designee.”

Section 16. Filing. The City Clerk shall file a certified copy of this ordinance with the California Building Standards Commission pursuant to section 17958.7 of the California Health and Safety Code.

Section 17. CEQA. The City Council finds that the adoption of the California Buildings Standards Code and local amendments thereof is exempt from the California Environmental Quality Act (“CEQA”) under CEQA Guideline section 15061(b)(3) (the common sense exemption). The action is largely administrative in nature and designed to improve and not degrade environmental quality such that there is no possibility that adopting this ordinance would adversely affect the environment in any manner that could be significant.

Section 18. Severability. If any provision of this ordinance is declared to be invalid by a court of competent jurisdiction, it shall not affect any remaining provision hereof. The City Council of the City of Hermosa Beach hereby declares that it would have adopted this ordinance despite any partial invalidity of its provisions.

Section 19. Effective Date. This ordinance shall take effect on January 1, 2020, consistent with section 18941.5 of the California Health and Safety Code, which is to be no less than thirty (30) days after its final passage and adoption, consistent with California Government Code section 36937.

Section 20. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

PASSED, APPROVED and ADOPTED this ____ day of _____ 2019.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

MAYOR of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney