CITY OF LAWNDALE

14717 Burin Avenue, Lawndale, California 90260
Phone (310) 973-3200 – www.lawndalecity.org

AGENDA
LAWNDALE CITY COUNCIL REGULAR MEETING
Tuesday, January 21, 2020 - 6:30 p.m.
Lawndale City Hall Council Chamber
14717 Burin Avenue

Any person who wishes to address the City Council regarding any item listed on this agenda or any other matter that is within its subject matter jurisdiction is invited, but not required, to fill out a public meeting speaker card and submit it to the City Clerk prior to the oral communications portion of the meeting. The purpose of the card is to ensure that speakers' names are correctly recorded in the meeting minutes and, where appropriate, to provide contact information for later staff follow-up.

Copies of this Agenda may be obtained prior to the meeting in the Lawndale City Hall foyer. Copies of staff reports or other written documentation relating to each agenda item are available for public inspection in the Lawndale City Hall foyer and the Lawndale Library. Interested parties may contact the City Clerk Department at (310) 973-3213 for clarification regarding individual agenda items.

This Agenda is subject to revision up to 72 hours before the meeting.

A. CALL TO ORDER AND ROLL CALL

B. CEREMONIALS (Flag Salute and Inspiration)

C. PUBLIC SAFETY REPORT

D. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA (Public Comments)

E. COMMENTS FROM COUNCIL

F. CONSENT CALENDAR

Items 1 through 5, will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

1. Motion to read by title only and waive further reading of all ordinances listed on the Agenda
Recommendation: that the City Council approve.

2. Consideration of Claims Against the City
Recommendation: that the City Council (a) reject the claims filed by Nationwide Mutual Insurance Co. (As Subrogee of Vista Paints) and CAN Insurance Co (As Subrogee of Vivian Rifkin); and (b) instruct staff to process the appropriate correspondence to the claimants.

3. Quarterly Investment Report for the Quarter Ended December 31, 2019
Recommendation: that the City Council receive and file.

4. Accounts Payable Register
Recommendation: that the City Council adopt Resolution No. CC-2001-007, authorizing the payment of certain claims and demands in the amount of $751,036.68.

5. Minutes of the Lawndale City Council Regular Meeting – January 6, 2020
Recommendation: that the City Council approve.

G. PUBLIC HEARING

6. 2019 Building Electrical, Mechanical, Plumbing, Residential, Green Building Standards, and Existing Building Code Updates – Ordinance 2nd Reading
Recommendation: that the City Council adopt Ordinance No. 1167-20, updating the City of Lawndale Building Codes.

H. ADMINISTRATION

7. 2020 Refuse Service Rates Update
Recommendation: that the City Council receive and file the report and provide additional direction as may be appropriate.

I. CITY MANAGER'S REPORT

J. ITEMS FROM CITY COUNCILMEMBERS

8. Mayor/City Councilmembers Report of Attendance at Meetings and/or Events

K. ADJOURNMENT

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, February 3, 2020 in the Lawndale City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

It is the intention of the City of Lawndale to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk Department (310) 973-3213 prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

I hereby certify under penalty of perjury under the laws of the State of California that the Agenda for the regular meeting of the City Council to be held on January 21, 2020 was posted not less than 72 hours prior to the meeting.

_____
Matthew Ceballos, Assistant City Clerk

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CITY OF LAWNDALE
14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 21, 2020

TO: Honorable Mayor and City Council

FROM: Matthew R. Ceballos, Assistant City Clerk

SUBJECT: Motion Pertaining to the Reading of Ordinances

BACKGROUND

California Government Code reads, in part, as follows:

> "Except when, after reading the title, further reading is waived by regular motion adopted by majority vote, all ordinances shall be read in full either at the time of introduction or passage."

RECOMMENDATION

Staff recommends that the City Council read by title only and waive further reading of all ordinances listed on the agenda.

Back to Agenda

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 21, 2020

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager

PREPARED BY: Raylette Felton, Assistant to the City Manager/ Human Resources Director

SUBJECT: CONSIDERATION OF CLAIM AGAINST THE CITY

BACKGROUND

The City of Lawndale received property damage claims filed by Nationwide Mutual Insurance Co (As Subrogee of Vista Paints) on or about September 30, 2019, and CNA Insurance Co (As Subrogee of Vivian Rifkin) on or about October 31, 2019. The claimants alleged that on August 12th and 13th, 2019, the City's sewer main became blocked creating a backup of sewage into their properties. This matter was referred to the City's third party claims administrator (Carl Warren & Company) for review and investigation.

STAFF REVIEW

Both claims were referred to Carl Warren & Company for review and investigation. Based on a thorough investigation completed by Carl Warren, it was determined that the liability for the claims could not be assigned to the City. The City maintains a service agreement with the County of Los Angeles to maintain its sewer lines and therefore is not responsible for the damage incurred. As a result, Carl Warren recommends that the City reject the claim as filed.

LEGAL REVIEW
N/A

FUNDING
N/A

RECOMMENDATION

Staff recommends that the City Council reject the claims filed by Nationwide Mutual Insurance Co (As Subrogee of Vista Paints) and CNA Insurance Co (As Subrogee of Vivian Rifkin) and instruct staff to process the appropriate correspondence to the claimants.

Attachments:
1). Claim for Damages to Person or Property – Nationwide Mutual Insurance Co
2). Claim for Damages to Person or Property – CNA Insurance Co
3). Rejection Notice – Nationwide Mutual Insurance Co (aso Vista Paint) and CNA Insurance Co (aso Vivian Rifkin) - (2002907 LMG)

CITY OF LAWNDALE
CLAIM FOR DAMAGES TO PERSON OR PROPERTY

Reserve for Filing Stamp
'19 OCT 31 4:29PM

File with the City Clerk
14717 Burin Ave., Lawndale, CA 90260
(310) 973-3200, Fax: (310) 644-4556

Claim No.: _____

Instructions:

1. Claims for death, injury to person or to personal property must be filed not later than six (6) months after the occurrence. (Gov. Code Sec. 911.2)
2. Claims for damages to real property must be filed not later than one (1) year after the occurrence. (Gov. Code Sec. 911.2)
3. Read entire claim form before filing.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim form must be signed on page 2 at bottom.
6. Attach separate sheets, if necessary, to give full details. SIGN EACH SHEET.
7. Claim must be filed with the City Clerk. (Gov. Code Sec. 915a)

CITY OF LAWNDALE			
Claimant's Name	*CNA Insurance as subrogee of Vivian Rifkin*	Claimant's Occupation	
Claimant's Home Address	[redacted]	Claimant's Home Phone #	[redacted]
Claimant's Business Address	*same*	Claimant's Business Phone #	

Address and telephone number to which you desire notices or communications to be sent regarding this claim:
same; same

When did DAMAGE or INJURY occur? Date: *8/13/19* Time: _____(
If claim is for Equitable Indemnity, give date claimant served with the complaint: Date: _____
Names of any city employees involved in INJURY or DAMAGE

Where did DAMAGE or INJURY occur? Describe fully, and locate on diagram on reverse side of this sheet. Where appropriate, give street names and address and measurements from landmarks:

Damaged occured at the insured's building 16325 Hawthorne Blvd in Lawndale, CA 90260.

Our claim # ~~LOSS~~ W242707

Describe in detail how the DAMAGE or INJURY occurred.

Sewage backed up into the insured building causing significant damages and loss of rent for our insured.

Why do you claim the city is responsible?

There was an issue with the main sewer which backed up into the insured's space.

Describe in detail each INJURY or DAMAGE

Loss of business due to loss of rent.

THIS CLAIM MUST BE SIGNED ON PAGE 2

The amount claimed, as of the date of presentation of this claim, is computed as follows:

Damages incurred to date (exact):	$ *10,413*	Estimated prospective damages as far as known:	$
Damage to property	$	Future expenses for medical and hospital care	$
Expenses for medical and hospital care	$	Future loss of earnings	$
Loss of Earnings	$	Other prospective special damages	$
Special Damages for	$	Prospective general damages	$
		Total estimate prospective damages	$
General Damages	$		
Total Damages incurred to date	$		
		Total amount claimed as of date of presentation of this claim	$ *10,413*

Was damage and/or injury investigated by police? *NO* If so, what city? _____ File #: _____

Were paramedics or ambulance called? *MP* If so, name city or ambulance _____

If injured, state date, time, _____

name and address of doctor of your first visit _____

WITNESSES to DAMAGE or INJURY: List all persons and addresses of person known to have information:

Name _____ Address _____ Phone _____

Name _____ Address _____ Phone _____

Name _____ Address _____ Phone _____

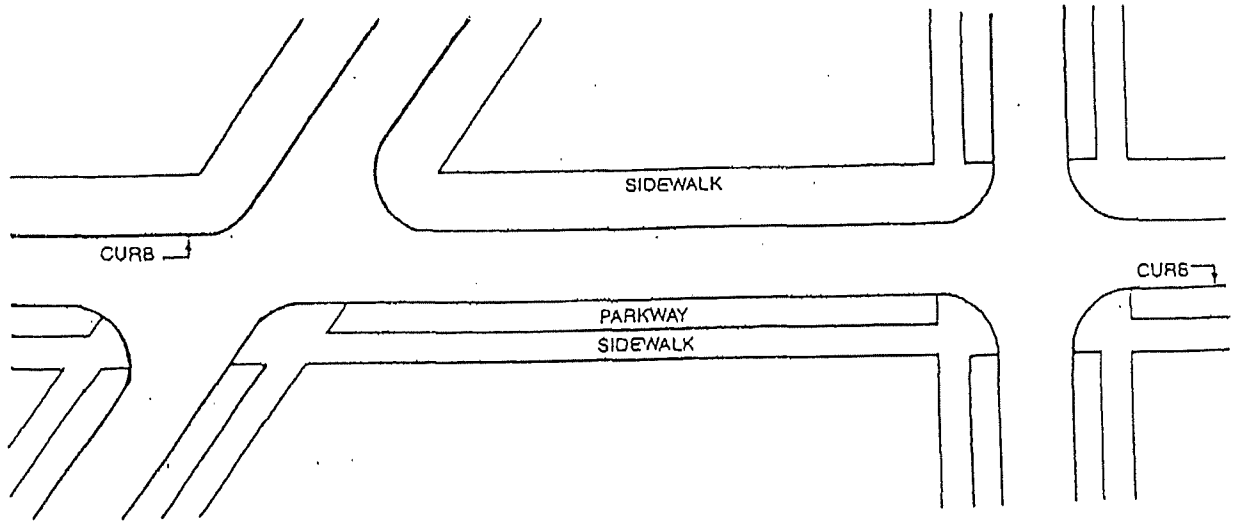
DOCTORS and HOSPITALS:

Hospital _____ Address _____ Date of Hospitalization _____

Doctor _____ Address _____ Date of Treatment _____

Doctor _____ Address _____ Date of Treatment _____

For all accident claims place on following diagram names of streets, including North, East, South and West; indicate place of accident by "X" and by showing house numbers or distances to street corners. If city vehicle was involved, designate by letter "A" location of city vehicle when you first saw it, and by "B" location of yourself or your vehicle when you first saw city vehicle; location of city vehicle at time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1" and the point of impact by "X". NOTE: if diagrams below do not fit the situation, attach hereto a proper diagram signed by claimant.



Signature of Claimant or person filing on his/her behalf giving relationship to Claimant:

[redacted]

Typed/Printed Name: *Ryan Dillon*

Date: *10/23/19*

THIS CLAIM MUST BE SIGNED ON PAGE 2

CITY OF LAWNDALE
CLAIM FOR DAMAGES TO PERSON OR PROPERTY

Reserve for Filing Stamp

File with the City Clerk
14717 Burin Ave., Lawndale, CA 90260
(310) 973-3200, Fax: (310) 644-4556

'19 SEP 30 2:23PM

Claim No.: _____

Instructions:

1. Claims for death, injury to person or to personal property must be filed not later than six (6) months after the occurrence. (Gov. Code Sec. 911.2)
2. Claims for damages to real property must be filed not later than one (1) year after the occurrence. (Gov. Code Sec. 911.2)
3. Read entire claim form before filing.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim form must be signed on page 2 at bottom.
6. Attach separate sheets, if necessary, to give full details. SIGN EACH SHEET.
7. Claim must be filed with the City Clerk. (Gov. Code Sec. 915a)

CITY OF LAWNDALE			
Claimant's Name	Nationwide Mutual Ins. Co.	Claimant's Occupation	
Claimant's Home Address		Claimant's Home Phone #	
Claimant's Business Address	[redacted]	Claimant's Business Phone #	
			[redacted]

Address and telephone number to which you desire notices or communications to be sent regarding this claim:
Law Office of Anthony T. Schneider, Attn: [redacted]

When did DAMAGE or INJURY occur? Date: 8/12/2019 Time: Unknown
If claim is for Equitable Indemnity, give date claimant served with the complaint: Date: _____
Names of any city employees involved in INJURY or DAMAGE

Unknown

Where did DAMAGE or INJURY occur? Describe fully, and locate on diagram on reverse side of this sheet. Where appropriate, give street names and address and measurements from landmarks:

Vista Paint, 16325 Hawthorne Blvd, Lawndale, CA 90260

Describe in detail how the DAMAGE or INJURY occurred.

City sewer line backed up and filled the Vista Paint Store, causing damage to flooring, walls, furniture and causing store to shut down.

Why do you claim the city is responsible?

Sewer line was City owned and controlled.

Describe in detail each INJURY or DAMAGE

water and sewage damage to entire store, all fixtures, floors, cabinets and furniture; causing store to close.

THIS CLAIM MUST BE SIGNED ON PAGE 2

The amount claimed, as of the date of presentation of this claim, is computed as follows:

Damages incurred to date (exact):	$	Estimated prospective damages as far as known:	$ 100,000
Damage to property	$ 30,528.43	Future expenses for medical and hospital care	$
Expenses for medical and hospital care	$	Future loss of earnings	$
Loss of Earnings	$	Other prospective special damages	$
Special Damages for	$	Prospective general damages	$
		Total estimate prospective damages	$
General Damages	$		
Total Damages incurred to date	$		
		Total amount claimed as of date of presentation of this claim	$ 30,528.43

Was damage and/or injury investigated by police? Unk. If so, what city? _____ File #: _____

Were paramedics or ambulance called? No. If so, name city or ambulance _____

If injured, state date, time, _____

name and address of doctor of your first visit _____

WITNESSES to DAMAGE or INJURY: List all persons and addresses of person known to have information:

Name Derek Marin Address _____ Phone [redacted]

Name _____ Address _____ Phone _____

Name _____ Address _____ Phone _____

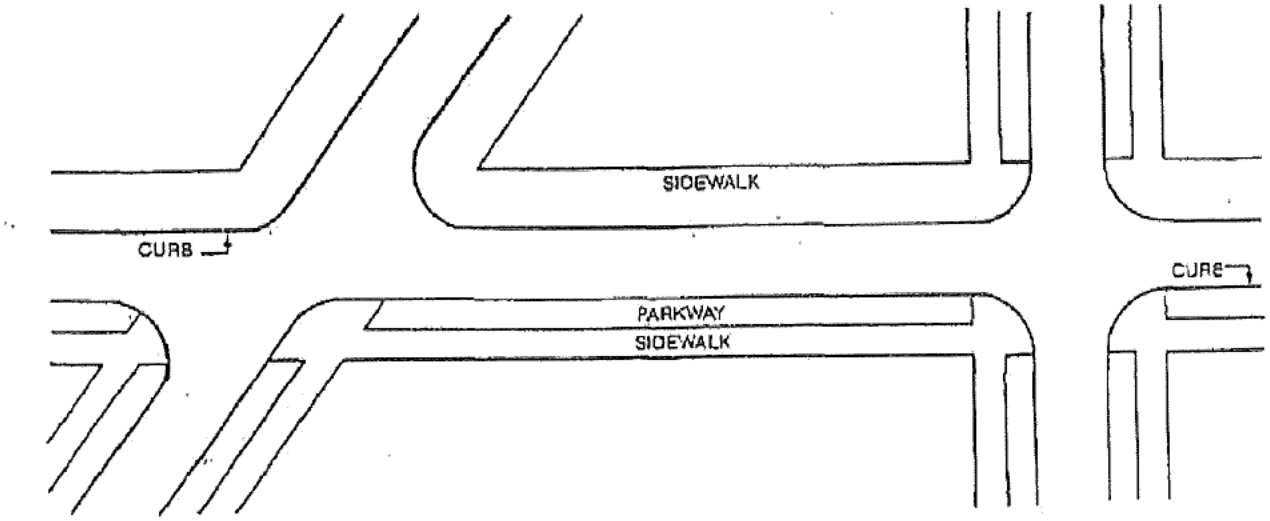
DOCTORS and HOSPITALS:

Hospital _____ Address _____ Date of Hospitalization _____

Doctor _____ Address _____ Date of Treatment _____

Doctor _____ Address _____ Date of Treatment _____

For all accident claims place on following diagram names of streets, including North, East, South and West; indicate place of accident by "X" and by showing house numbers or distances to street corners. If city vehicle was involved, designate by letter "A" location of city vehicle when you first saw it, and by "B" location of yourself or your vehicle when you first saw city vehicle; location of city vehicle at time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1" and the point of impact by "X". NOTE: if diagrams below do not fit the situation, attach hereto a proper diagram signed by claimant.



Signature of Claimant or person filing on his/her behalf giving relationship to Claimant: [redacted]

Typed/Printed Name: Michael Deal

Date: 9/24/2019

THIS CLAIM MUST BE SIGNED ON PAGE 2

CARL WARREN & COMPANY
Claims Management and Solutions

January 3, 2020

TO: City of Lawndale

ATTENTION: Raylette Felton

RE:	Claimant	:	Nationwide Insurance Company, aso Vista Paints CNA Insurance, aso Vivian Rifkin
	Date of Event	:	8-12-2019
	Claim Number	:	2002907 LMG

Please allow this correspondence to acknowledge receipt of the captioned claim. Please take the following action:

- **CLAIM REJECTION:** **Send a standard rejection letter to both carriers.**

Please include a Proof of Mailing with your rejection notice to the claimant. Please provide us with a copy of the Notice of Rejection and copy of the Proof of Mailing. If you have any questions feel free to contact the assigned adjuster or the undersigned supervisor.

Very Truly Yours,

CARL WARREN & CO.

Emily Gutierrez
Claims Supervisor

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CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 21, 2020

TO: Honorable Mayor and City Council

FROM: Kevin M Chun, City Manager

PREPARED BY: Marla L. Pendleton, CPA, Director of Finance/ City Treasurer

SUBJECT: Quarterly Investment Report for the Quarter Ended December 31, 2019

BACKGROUND

The attached Quarterly Investment Report for the quarter ended December 31, 2019 is provided to the City Council per the City's Investment Policy and State of California's Government Code Section 53646.

STAFF REVIEW

As of December 31, 2019, the City had total cash and invested funds of $16,826,952 plus $2,015,211 held with a trustee from the Lawndale Redevelopment Agency's Tax Allocation Bond issue. There is an additional $718,107 maintained in two retirement enhancement plans and $1,150 in petty cash. The market value of invested cash is $16,826,618.

As summarized below, the City's investments are liquid with 44.56% of the portfolio in demand accounts and 8.46% in short-term (maturing in less than one year). The increase in demand accounts was attributed to the call of a $1,000,000 medium-term government security at year-end, in which the proceeds had not been reinvested as of December 31st. The remaining 47% of the portfolio is invested in medium term (one to three years) and long-term investments maturing from three to five years.

CITY OF LAWNDALE
INVESTMENT REPORT
Summary of Investments
For Quarter Ended December 31, 2019

	Adjusted Cost Basis	Category Total	Percent of Portfolio
On Call Deposits			
Checking Accounts	4,966,810		
LAIF State Pool	2,530,583	7,497,393	44.56%
Short-Term Investments (1 Year or Less)			
Time Deposits FDIC Insured	1,423,000	1,423,000	8.46%
Medium-Term Investments (1 to 3 Years)			
Time Deposits FDIC Insured	1,979,000	1,979,000	11.76%
Long-Term Investments (3 to 5 Years)			
Time Deposits FDIC Insured	1,986,000		
US Government Agency Securities	3,941,559	5,927,559	35.23%
Total Cash and Investments		**16,826,952**	**100.00%**

LEGAL REVIEW

LEGAL REVIEW

Not applicable.

FISCAL IMPACT

Not applicable.

RECOMMENDATION

City Council should receive and file the Quarterly Investment Report for the quarter ended December 31, 2019.

Attachments: Quarterly Investment Report for the quarter ended December 31, 2019.

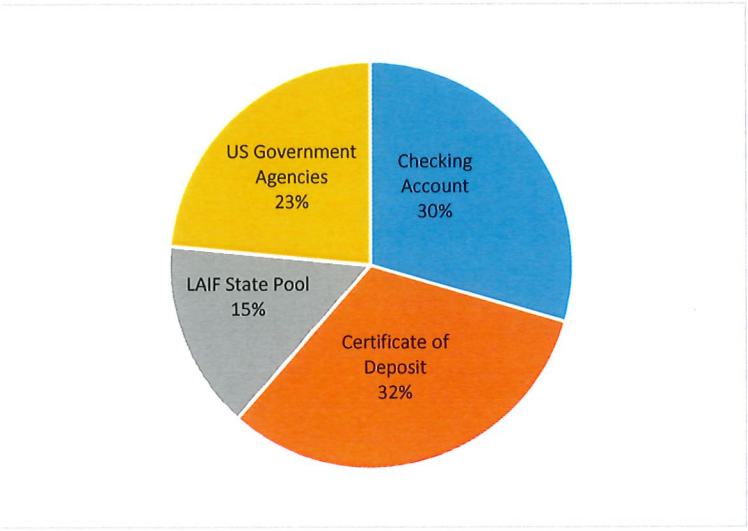
CITY OF LAWNDALE
DETAIL OF INVESTMENTS
For Quarter Ended December 31, 2019

Account/ CUSIP Number		Par Value	Coupon Rate	Moody's/ S&P Rating	Purchase Date	Maturity/ Called Date	Days to Maturity	Yield to Maturity	Cost Basis	Category total	(memo only) Market Value
	On Call Deposits										
	Checking Account- Wells Fargo	3,924,137	N/A	N/A		Demand	1	None	3,924,137		3,924,137
1-534-9927-2059	Municipal Investment Account - US Bank	1,042,673	N/A	N/A		Demand	1	None	1,042,673		1,042,673
98-19-442	Local Agency Investment Fund- City of Lawndale	2,529,160	N/A	N/A		Demand	1	2.34%	2,529,160		2,529,160
25-19-009	Local Agency Investment Fund- Lawndale Housing Authority	1,423	N/A	N/A		Demand	1	2.34%	1,423		1,423
	On Call Deposits	**7,497,393**								**7,497,393**	**7,497,393**
	Short-Term Investments (1 Year or Less)										
	Time Deposits:										
06063HFK4	Bank of Baroda	246,000	2.00%	FDIC	7/19	4/9/2020	100	2.00%	246,000		246,313
06051VJ23	Bank of America	246,000	2.00%	FDIC	7/19	4/13/2020	104	2.00%	246,000		246,325
98970LAF0	Zions Bancorp	218,000	1.90%	FDIC	7/19	7/6/2020	188	1.90%	218,000		218,377
05368TBE0	Avidbank	218,000	1.90%	FDIC	7/19	7/14/2020	196	1.90%	218,000		218,393
140420A75	Capital One Bank USA NA	248,000	1.35%	FDIC	8/16	8/3/2020	216	1.35%	248,000		247,682
17294XXP6	Citibank NA, 11/4/24	247,000	2.05%	FDIC	11/19	11/4/2020	309	2.05%	247,000		247,000
	Short-Term Investments (1 Year or Less)	**1,423,000**								**1,423,000**	**1,424,089**
	Medium-Term Investments (1 to 3 Years)										
	Time Deposits:										
02007GKS1	Ally Bank Utah	247,000	2.10%	FDIC	7/19	7/12/2021	559	2.10%	247,000		247,000
87270LCJ0	TIAA Bank Jacksonville	247,000	2.05%	FDIC	7/19	7/12/2021	559	2.05%	247,000		247,000
254672F29	Discover Bank	248,000	1.50%	FDIC	8/16	8/10/2021	588	1.50%	248,000		248,000
48126XAH8	JP Morgan Chase Bank NA	248,000	1.65%	FDIC	8/16	8/16/2021	594	1.65%	248,000		242,780
74267GVM6	Private Bank & Trust Co	248,000	1.50%	FDIC	9/16	8/30/2021	608	1.50%	248,000		248,000
7954503R4	Sallie Mae Bank Salt Lake	247,000	2.20%	FDIC	7/19	7/5/2022	917	2.20%	247,000		247,000
38149MCW1	Goldman Sachs Bank	247,000	2.10%	FDIC	7/19	7/11/2022	923	2.10%	247,000		247,000
33646CLJ1	First Source Bank	247,000	2.00%	FDIC	7/19	9/12/2022	986	2.00%	247,000		247,000
	Medium-Term Investments (1 - 3 Years)	**1,979,000**								**1,979,000**	**1,973,780**
	Long-Term Investments (3 to 5 Years)										
	Time Deposits:										
29278TLL2	Enerbank USA	247,000	1.80%	FDIC	9/19	3/13/2023	1,168	1.80%	247,000		247,000
61690UHS2	Morgan Stanley Bank NA	247,000	2.20%	FDIC	7/19	7/11/2023	1,288	2.20%	247,000		247,000
156634AT4	Century Next Bank	249,000	2.00%	FDIC	7/19	7/17/2023	1,294	2.00%	249,000		249,000
61760AM71	Morgan Stanley Private Bank	247,000	2.30%	FDIC	7/19	7/11/2024	1,654	2.30%	247,000		247,000
59013KBC9	Merrick Bank	249,000	2.10%	FDIC	7/19	7/12/2024	1,655	2.10%	249,000		249,000
20143PDY3	Commercial Bank Harrogate Tenn	249,000	2.00%	FDIC	7/19	7/15/2024	1,658	2.00%	249,000		249,000
938828BN9	Washington Federal	249,000	1.95%	FDIC	8/19	8/28/2024	1,702	1.95%	249,000		249,000
33767GAG3	First Bank Puerto Rico	249,000	1.90%	FDIC	9/19	9/6/2024	1,711	1.90%	249,000		249,000
		1,986,000									1,986,000
	U.S. Government Agency Securities:										
3130A8N74	Federal Home Loan Bank	1,000,000	1.82%	Aaa/AA+	7/19	1/11/2023	1,107	1.93%	996,269		996,706
3134GAWB6	Federal Home Loan Mortgage Corp	1,000,000	1.89%	Aaa/AA+	7/19	11/22/2023	1,422	1.98%	996,228		998,644
3130A8Q30	Federal Home Loan Bank	1,950,000	2.09%	Aaa/AA+	7/19	7/19/2024	1,662	2.10%	1,949,062		1,950,006
		3,950,000									3,945,356
	Long-Term Investments (3 to 5 Years)	**5,936,000**								**5,927,559**	**5,931,356**
	Total Cash and Investments	**16,835,393**								**16,826,952**	**16,826,618**

CITY OF LAWNDALE
INVESTMENT REPORT
Portfolio Statistics
For Quarter Ended December 31, 2019

Portfolio Composition

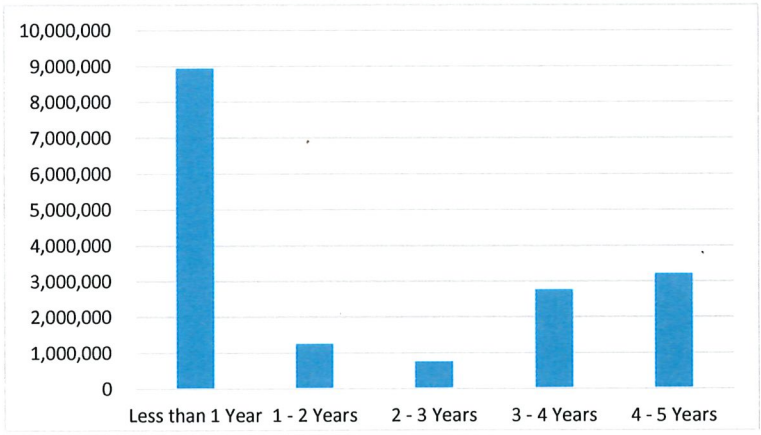
Investment Type	Market Value
Checking Account	4,966,810
Certificate of Deposit	5,383,869
LAIF State Pool	2,530,583
US Government Agencies	3,945,356
TOTAL	**16,826,618**



Portfolio Liquidity

Aging Interval *	PAR Value
Less than 1 Year	8,920,393
1 - 2 Years	1,238,000
2 - 3 Years	741,000
3 - 4 Years	2,743,000
4 - 5 Years	3,193,000
TOTAL	**16,835,393**

* Age to maturity; doesn't include call date.



CITY OF LAWNDALE
TREASURY REPORT
For Quarter Ended December 31, 2019

Total Cash and Investments		16,835,393
MISCELLANEOUS ACCOUNTS		
Petty Cash		1,150
Retirement Enhancement Plans		
Public Agency Retirement Services (PARS)- Retirement Enhancement Plan	701,383	
PARS/ City of Lawndale Excess Benefit Trust - US Bank	15,574	718,107
Total Cash Investments		**17,554,650**

RESOLUTION NO. CC-2001-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA AUTHORIZING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $751,036.68

THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That in accordance with Sections 37202 and 37209 of the Government Code, the Finance Director, as certified below, hereby attests to the accuracy of these demands and to the availability of funds for the payment thereof.

SECTION 2. That the following claims and demands have been audited as required by law, and that appropriations for these claims and demands are included in the annual budget as approved by the City Council.

SECTION 3. That the claims and demands paid by check numbers 198892 through 198959 for the aggregate total of $751,036.68 are hereby authorized.

Effective Date: January 21, 2020

Certified by:

Marla L. Pendleton CPA, Finance Director

PASSED, APPROVED AND ADOPTED this 21st day of January, 2020.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Rhonda Hofmann Gorman, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2001-007 at a regular meeting of said Council held on the 21ST day of January, 2020, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Bernadette Suarez, Mayor Pro Tem					
Pat Kearney					
Daniel Reid					

Rhonda Hofmann Gorman, City Clerk

City of Lawndale
Summary of Audited Claims and Demands
From December 27, 2019 - January 15, 2020

Claims and Demands Paid By Check:

	Check Number		
Check Date	Beginning	Ending	Aggregate Total
1/2/2020	198892	198930	652,485.52
1/8/2020	198931	198959	98,551.16
Total Checks			**751,036.68**

Claims and Demands Paid By Electronic ACH Transfer:

Date	Name of Payee	Description	Amount
Total ACH Payments			**0.00**
Total Audited Claims and Demands Paid			**751,036.68**

Check Register Report

Date: 01/02/2020
Time: 3:59 pm
Page: 1

ty of Lawndale

BANK: WELLS FARGO BANK N.A

:heck Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
VELLS FARGO BANK N.A Checks							
98892	01/02/2020	Printed		2615	A-THRONE CO., INC	DELIVERY FOR PORTABLE RESTROOM	876.45
98893	01/02/2020	Printed		7446	NAJI ALHANI	DEMOLITION DEBRIS DEPOSIT	6,348.00
98894	01/02/2020	Printed		1056	AT&T GLOBAL SERVICES, INC.	SWITCHBOARD MALFUNCTIONING	1,065.67
98895	01/02/2020	Printed		2829	BEKIM BERISHA	REIMBURSEMENT 2 DESKTOP MINI	330.72
98896	01/02/2020	Printed		7293	BRINK'S, INCORPORATED	ARMOREDSERVICES DEC 2019	150.42
98897	01/02/2020	Printed		7223	CHRISTINA CARROLL	PRSSC MTG STIPEND 12/9/19	50.00
98898	01/02/2020	Printed		2754	CITY OF TORRANCE	ANNUAL COST ALLOCATION 19/20	2,834.00
98899	01/02/2020	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	BUILDING & SAFETY SVCS 9/2019	24,608.05
98900	01/02/2020	Printed		4579	CPRS	MEMBERSHIP FOR 1/1-12/31/2020	150.00
98901	01/02/2020	Printed		0218	DEPARTMENT OF JUSTICE	APPLICANT FINGERPRINTING (4)	128.00
98902	01/02/2020	Printed		5362	DUNCAN, JOSHUA	PAYMENT FOR MARTIAL ARTS CLASS	1,700.30
98903	01/02/2020	Printed		7052	AMALEA FISHER	SR FITNESS YOGA CLASSES	260.00
98904	01/02/2020	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	6,272.87
98905	01/02/2020	Printed		0255	GOVERNMENT FINANCE OFFICERS	CERT. OF GOVERMENT ACHIEVEMENT	920.00
98906	01/02/2020	Printed		4796	ERICA HARBISON	PRSSC MEETING STIPEN 12/9/2019	50.00
98907	01/02/2020	Printed		7447	LASHONDRA JIMMERSON	REFUND SECURITY DEPOSIT	500.00
98908	01/02/2020	Printed		7150	KOA CORPORATION	INTERIM P.W.D. DIRECTOR SVCS	31,200.00
98909	01/02/2020	Printed		0323	LEGACY TRAVEL & TOURS	SENIOR TRAVEL CLUB TRIP 4	1,000.00
98910	01/02/2020	Printed		0308	LOS ANGELES COUNTY	PUBLIC SAFETY SERVICES	516,909.00
98911	01/02/2020	Printed		5068	MAILFINANCE INC	QTRLY PAYMENT MAIL MACHINE	712.16
98912	01/02/2020	Printed		7402	SEAN MOORE	TUITION REIMBURSEMENT	425.00
98913	01/02/2020	Printed		6015	LAYNE NATALE	INSTRUCTOR SVCS-SR FITNESS	195.00
98914	01/02/2020	Printed		0367	OFFICE DEPOT	OFFICE SUPPLIES PWD	748.58
98915	01/02/2020	Printed		5895	RICOH USA INC	COPIER LEASE .MAIN SVC NOV '19	685.46
98916	01/02/2020	Printed		7418	DANIEL RUELAS	REFUND SECURITY SVC 11/9/2019	98.76
98917	01/02/2020	Printed		7448	LUIS SANCHEZ	REFUND SECURITY DEPOSIT	750.00
98918	01/02/2020	Printed		2051	MADONNA SITKA	PRSSC MTG STIPEND 12/9/19	50.00
98919	01/02/2020	Printed		4533	SOUTH BAY LANDSCAPING INC	TREE TRIMMING SERVICES	43,314.50
98920	01/02/2020	Printed		6034	SOUTH COAST MECHANICAL INC	HVAC SVC REPAIR FOR CITY HALL	476.00
98921	01/02/2020	Printed		0439	SOUTHERN CALIFORNIA EDISON CO.	UTILITY ELECTRICITY	84.14
98922	01/02/2020	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	156.08
98923	01/02/2020	Printed		0346	SPARKLETTS	BOTTLE WATER SCV DEC. 2019	717.98
98924	01/02/2020	Printed		7299	STOMITCH INC	OIL CHANGE FOR 2011 FORD BUS	66.97
98925	01/02/2020	Printed		0849	THE SAFEMART OF SO CAL INC	1 KEY FOR JANE ADDAMS PARK	32.36
98926	01/02/2020	Printed		0458	THE SALVATION ARMY	172 MEALS FOR MEALS ON WHEELS	172.00
98927	01/02/2020	Printed		4142	TIME WARNER CABLE	CABLE BROADCAST CITY HALL	1,888.59
98928	01/02/2020	Printed		0466	TRAVEL TECH TOURS	BALANCE MEDIEVAL TIMES SR TRIP	4,193.00
98929	01/02/2020	Printed		3672-ASD	U.S. BANK	CREDIT CARD CHARGES	2,315.46
98930	01/02/2020	Printed		6697	DANIEL T WOODS	PRSSC MEETING STIPEND 12/9/19	50.00
			Total Checks: 39			**Checks Total (excluding void checks):**	**652,485.52**
			Total Payments: 39			**Bank Total (excluding void checks):**	**652,485.52**

Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 01/08/2020
Time: 2:32 pm
Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
198931	01/08/2020	Printed		7263	ACCOUNTING PRINCIPALS INC	TEMP SVCS W/E 12/29/2019	4,890.60
198932	01/08/2020	Printed		1541	ALESHIRE & WYNDER, LLP	LEGAL SVCS GENERAL FUND	1,373.50
198933	01/08/2020	Printed		0115	AT & T	LONG DISTANCE SVCS DEC. 2019	14.74
198934	01/08/2020	Printed		0372C	AT & T - CALNET3	PHONE CHARGES11/13/-12/12/2019	1,667.22
198935	01/08/2020	Printed		1056	AT&T GLOBAL SERVICES, INC.	TELEPHONE REPAIR LAWNDALE SVC	1,255.67
198936	01/08/2020	Printed		6922	SVETLANA AVERBUKH	INSTRUCTOR SVCS-SR ZUMBA CLASS	455.00
198937	01/08/2020	Printed		1335	CALIFORNIA CHAMBER OF COMMERCE	2020 CALIF. LABOR LAW POSTER	227.64
198938	01/08/2020	Printed		6459	CASC ENGINEERING & CONSULTING	NPDES PERMIT COMPLIANCE SVC	2,175.00
198939	01/08/2020	Printed		0182	CITY OF LAWNDALE PETTY CASH	PETTY CASH REIMBURSEMENT	707.95
198940	01/08/2020	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	BUILDING & SAFETY SERVIICES	33,072.47
198941	01/08/2020	Printed		2888	EDWARD MACEO EDWARDS	3 DAY DJ SVCS FOR COMM EVENT	2,625.00
198942	01/08/2020	Printed		6636	FRONTIER COMMUNICATIONS	PHONE CHRGES 12/28/19-01/27-20	261.65
198943	01/08/2020	Printed		0283A	HDL COREN & CONE	2018-19 CAFR SERVICES	845.00
198944	01/08/2020	Printed		0283B	HDL SOFTWARE, LLC	BUS. LICENSE SOFTWARE FEE	1,698.32
198945	01/08/2020	Printed		7150	KOA CORPORATION	INTERIM P.W. DIRECTOR SVCS	21,000.00
198946	01/08/2020	Printed		5196	NEOPOST USA, INC	IN 6/7 SERIES INK CARTRIDGE	190.42
198947	01/08/2020	Printed		0367	OFFICE DEPOT	OFFICE SUPPLIES FINANCE	39.63
198948	01/08/2020	Printed		5895	RICOH USA INC	PERIODIC PAYMENT COPIER LEASE	2,142.66
198949	01/08/2020	Printed		3094	SOUTH BAY CENTER FOR DISPUTE	OPERATION FEE / FILING FEE	1,161.00
198950	01/08/2020	Printed		0439	SOUTHERN CALIFORNIA EDISON CO.	UTILITIES ELECTRICITY	10,309.50
198951	01/08/2020	Printed		6238	SOUTHERN COMPUTER WAREHOUSE	VIEWSONIC KIOSK WALL MOUNT	90.45
198952	01/08/2020	Printed		0849	THE SAFEMART OF SO CAL INC	14 GM KEYS FOR P.W.D.	78.84
198953	01/08/2020	Printed		2002	THE STANDARD, UNIT 22	LIFE INSURANCE PREMIUM	3,109.20
198954	01/08/2020	Printed		7435	TRILLIUM SOLUTIONS INC	GTFS DATA CREATION	1,400.00
198955	01/08/2020	Printed		3672-PWD	U.S. BANK	VISA CREDIT CARD CHARGES-PWD	3,986.23
198956	01/08/2020	Printed		0479	VISION SERVICE PLAN	VISION COBRA DEC-19	896.39
198957	01/08/2020	Printed		0480	VISTA PAINT	GRAFFITI PAINT SUPPLIES	355.45
98958	01/08/2020	Printed		7409	WILLDAN FINANCIAL SERVICES	PROFESSIONAL SVCS NOV. 2019	2,152.00
98959	01/08/2020	Printed		0493	ZUMAR INDUSTRIES, INC	HANDICAP PARKING STENCIL	369.63

Total Checks: 29

Checks Total (excluding void checks): 98,551.16

Total Payments: 29

Bank Total (excluding void checks): 98,551.16

Total Payments: 29

Grand Total (excluding void checks): 98,551.16

MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
January 6, 2020

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:35 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

Councilmembers Present: Mayor Robert Pullen-Miles, Mayor Pro Tem Bernadette Suarez, Councilmember James H. Osborne, Councilmember Pat Kearney, Councilmember Daniel Reid

Other Participants: City Clerk Rhonda Hofmann Gorman, City Manager Kevin M. Chun, City Attorney Tiffany J. Israel, Los Angeles County Sheriff's Department Captain Duane Allen, Community Services Director Mike Estes, Assistant to the City Manager/Human Resources Director Raylette Felton, Municipal Services Director Michael Reyes, Finance Director Marla Pendleton, Community Development Director Sean Moore, Assistant City Clerk Matthew Ceballos and approximately 17 audience members.

B. CEREMONIALS

Councilmember Reid led the flag salute and Pastor Douglas Gates, The House of Celebration Church, provided the inspiration.

C. PUBLIC SAFETY REPORT

Captain Allen summarized recent law enforcement activities.

D. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA

- Lenore Bemis, Resident, spoke about the Angel Tree event involving the Santa's Sleigh and the ice skating rink and invited everyone to attend the next Lawndale Historical Society meeting hosting a genealogy workshop.

- Judy Oldziewski, Beautification Committee Member, provided a Holiday Decorating Contest update and thanked all the residents for decorating. She then went on to speak about the award ceremony for the Holiday Decorating Contest and properly prepared trees put out for recycling.

- Paul Jordan, Resident, spoke about visual impairments in the turning median on 145th to 149th Street, 153rd Street, and 156th Street.

- Pam London, Resident, congratulated Kevin M. Chun on becoming City Manager of Lawndale and spoke about desired administrative changes and unwanted administrative changes.

- Eddie Lopez, Resident, requested an update and additional information on one-way street sign enhancements for 145th Street and Condon Avenue, he desired more indication and signage to inform vehicle traffic that it was a one-way street.

DRAFT

- Gary Adams, Resident, spoke about the waste hauling rate increases on his recent bill.

- Randal Abrams, Resident, spoke about the documentation and notification that was sent out to the public regarding the waste hauling rate increase.

E. COMMENTS FROM COUNCIL

The City Council responded generally to the comments, but did not request placement of any issues on a future meeting agenda.

Councilmember Jim Osborne requested a representative from the Public Works Department attend the next City Council meeting to address street and Public Works issues.

City Manager Kevin M. Chun briefly spoke about joining the City and working with staff.

Mayor Pullen-Miles requested a representative from the Public Works Department or the Waste Hauler consultant attend the next City Council meeting to address the hauling billing issues.

A brief dialogue ensued between the City Council and staff regarding the waste hauler contract and clarification on the billing.

F. CONSENT CALENDAR

1. Motion to read by title only and waive further reading of all ordinances listed on the Agenda

Recommendation: that the City Council approve.

2. First Amendment to the Memorandum of Understanding between the City and the American Federation of State, County, and Municipal Employees (AFSCME), Council 36, Local 1895 and Amendment to the Citywide Pay Schedule for Fiscal Year 2019-2020

Recommendation: that the City Council (a) adopt Resolution No. CC-2001-002, approving the First Amendment to the 2019-2020 Memorandum of Understanding between the City and the American Federation of State, County, and Municipal Employees (AFSCME), Council 36, Local 1895; and (b) adopt Resolution No. CC-2001-003, approving the amendment to the 2019-2020 City-wide Salary and Pay Schedule.

3. 2019 Building Electrical, Mechanical, Plumbing, Residential, Green Building Standards, and Existing Building Code Updates – Ordinance 1st Reading

Recommendation: that the City Council (a) acknowledge that the project is categorically exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines; and (b) adopt Ordinance No. 1167-20 updating the City of Lawndale Building Codes.

DRAFT

4. Beautification Committee Appointment
Recommendation: that the City Council (a) approve the Mayor's appointment by directing staff to insert the appointee's name in Section 1 of Resolution No. CC-2001-005, and (b) adopt the Resolution as amended.

5. Accounts Payable Register
Recommendation: that the City Council adopts Resolution No. CC-2001-001, authorizing the payment of certain claims and demands in the amount of $1,490,383.77.

6. Minutes of the Lawndale City Council Regular Meeting – December 2, 2019
Recommendation: that the City Council approve.

REDEVELOPMENT SUCCESSOR AGENCY

7. Minutes of the Successor Agency Meeting – June 17, 2019
Recommendation: that the Board approves.

8. Recognized Payment Obligation Schedule (ROPS) 20-21 and the Administrative Budget for Fiscal Year 2020-2021
Recommendation: that the Successor Agency approve and direct staff to submit to the Los Angeles County Consolidated Oversight Board and California Department of Finance the ROPS 20-21 and Administrative Budget FY 2020-21, and authorize staff to make any changes needed.

A motion by Councilmember Kearney to approve the consent calendar was seconded by Councilmember Reid and carried by a vote of 5-0, following City Attorney Israel's reading of the title of Ordinance No. 1167-20.

G. PUBLIC HEARINGS

9. Business License and Permit Fee Update
Recommendation: that the City Council (a) conduct a Public Hearing to receive testimony regarding Business License and Permit Fee increases and (b) adopt Resolution No. CC-2001-004.

Director of Finance Marla Pendleton reported on the proposed Business License and Permit Fee update.

Councilmember Osborne inquired about the basis of the 3% increases, Director Pendleton responded that the number is an industry average from credit vendors and that these increases would be periodically revisited for accuracy.

Mayor Pro Tem Suarez addressed a typo on the updated business license fee schedule, Director Pendleton acknowledged the typo and stated that it would be corrected.

Mayor Pullen-Miles opened the Public Hearing at 7:16 p.m.

DRAFT

Public Testimony

Pam London, Resident, spoke about the necessity of increased and updated fees, also requested a crackdown on businesses that did not have a license.

Mayor Pullen-Miles closed the Public Hearing at 7:17 p.m.

Mayor Pro Tem Suarez inquired about the timeline of receiving the actual costs, Director Pendleton responded the figures were generated by the vendor and would be analyzed and monitored by the Finance Department.

A motion by Councilmember Reid to adopt Resolution No. CC-2001-004, updating the Business License and Permit Fees, was seconded by Councilmember Kearney and carried by a vote of 5-0.

10. Selection of Projects for the Fiscal Year 2020-2021 (46th Program Year) of the Community Development Block Grant Program (CDBG)

Recommendation: that the City Council (a) conduct a Public Hearing to receive testimony regarding the Community Development Block Grant Program (CDBG); (b) adopt the Fiscal Year 2020-2021 budget for the CDBG Program; (c) adopt Resolution No. CC-2001-006, approving the City's participation in the Fiscal Year 2020-2021 CDBG Program.

Sean Moore, Director of Community Development, reported on the proposed Resolution No. CC-2001-006, approving the City's selection and participation in the Fiscal Year 2020-2021 CDBG Program.

Mayor Pullen-Miles opened the Public Hearing at 7:21

The public hearing was opened and closed immediately, there being no one wishing to testify.

A motion by Councilmember Osborne to adopt the Fiscal Year 2020-2021 budget for the CDBG Program, and adopt Resolution No. CC-2001-006, approving the City's participation in the Fiscal Year 2020-2021 CDBG Program was seconded by Mayor Pullen-Miles and carried by a vote of 5-0.

11. Urgency Ordinance regarding Amendments to the City's Regulation of Accessory Dwelling Units

Recommendation: that the City Council (a) conduct a Public Hearing to receive testimony regarding the City's Regulation of Accessory Dwelling Units; (b) find and determine that Urgency Ordinance No. 1168-20 is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) for the CEQA Guidelines; and (c) approve Urgency Ordinance No. 1168-20, requesting to amend the current ADU regulations to be consistent with new State law and allowing the City to continue enforcing ADU laws, until an updated Ordinance has been adopted, effective immediately.

DRAFT

Sean Moore, Community Development Director, reported on the proposed Urgency Ordinance No. 1168-20, requesting to amend the current ADU regulations to be consistent with new State law and allowing the City to continue enforcing ADU laws, until an updated Ordinance has been adopted, effective immediately.

A lengthy dialogue ensued between City Council and staff regarding levels of parking on streets and their rating, R2 zoning impacts, the validity of the urgency ordinance, and the time constraints of the new legislation.

Mayor Pullen-Miles opened the Public Hearing at 7:31 p.m.

Public Testimony

Eve Summers, Resident, spoke about the benefit that Accessory Dwelling Units can provide for homeless individuals. She went on to speak about the bathroom and food prep component of the proposed urgency ordinance and desired clarification.

Staff provided clarification on bathroom and food prep component of the proposed urgency ordinance.

Pam London, Resident, spoke about Accessory Dwelling Units not being a help to the homeless population and the ADU legislation being forced on the City of Lawndale.

Gary Adams, Resident, spoke about Accessory Dwelling Units doing nothing for the homeless in Lawndale and will negatively affect parking in the City.

Mayor Pullen-Miles closed the Public Hearing at 7:38 p.m.

Councilmember Osborne briefly spoke about the State usurping local control and forced density.

A motion by Councilmember Osborne to find and determine that Urgency Ordinance No. 1168-20 is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) for the CEQA Guidelines, and approve Urgency Ordinance No. 1168-20, requesting to amend the current ADU regulations to be consistent with new State law and allowing the City to continue enforcing ADU laws, until an updated Ordinance has been adopted, effective immediately, was seconded by Councilmember Kearney and carried by a vote of 5-0, following City Attorney Israel's reading of the title of Ordinance No. 1168-20.

H. ADMINISTRATION

12. Unarmed Security Services for Various City Locations

Recommendation: that the City Council approve a Contract Services Agreement for Unarmed Security Services for Harold E. Hofmann Community Center, City Hall Courtyard, Veteran's Memorial Wall and surrounding parking lots, between the City of Lawndale and Alpha and Omega Group Security Services, Inc. for a two-year term beginning January 13, 2020 and continuing through January 12, 2022 for an amount not to exceed $51,386.00.

DRAFT

Director of Community Services Mike Estes reported on the proposed Agreement for Unarmed Security Services for Various City Locations.

A dialogue ensued between City Council and staff regarding increased issues at the Community Center and City Hall courtyard, security officer responsibilities, timeline of the security services, and the functionality of security cameras around City Hall.

A motion by Councilmember Reid to approve a Contract Services Agreement for Unarmed Security Services for Harold E. Hofmann Community Center, City Hall Courtyard, Veteran's Memorial Wall and surrounding parking lots, between the City of Lawndale and Alpha and Omega Group Security Services, Inc. for a two-year term beginning January 13, 2020 and continuing through January 12, 2022 for an amount not to exceed $51,386.00 was seconded by Councilmember Kearney and carried by a vote of 5-0.

I. ITEMS FROM COUNCILMEMBERS

13. Survey Results Regarding Potential Additional Music Event, continued from the October 21, 2019 City Council Meeting

Recommendation: that the City Council (a) discuss the survey results and provide staff direction as it pertains to a potential second music event; and (b) discuss funding options for a potential second music event.

Director of Community Services Mike Estes reported on the Survey Results regarding Potential Additional Music Event.

A dialogue ensued between City Council regarding the survey results, a potential "Concert in the Park", music genre selection, and the need for the Parks Recreation and Social Services Commission input.

The City Council reached a general consensus to have an introductory "Concert in the Park" event, with the top surveyed music genres, to be held sometime in July. The City Council delegated the Parks Recreation and Social Services Commission to oversee the creation and details of the introductory "Concert in the Park" event.

14. Mayor/City Councilmembers Report of Attendance at Meetings and/or Events

Councilmember Osborne attended the "Donate to Life" event.

Councilmember Reid attended the Holiday and Employee Recognition Lunch and 60th Anniversary Winter Funland event.

Councilmember Kearney attended the Angle Tree lighting ceremony, Santa Sleigh, 60th Anniversary Winter Funland event, and the Sheriff's Liability Trust Fund Oversight Committee meeting.

Mayor Pro Tem Suarez attended the Angle Tree lighting ceremony, 60th Anniversary Winter Funland event, and a Town Hall meeting with L.A. County Sheriff Villanueva.

DRAFT

Mayor Pullen-Miles attended the Angle Tree lighting ceremony, 60th Anniversary Winter Funland event, Sanitation District board meeting, and a Town Hall meeting with L.A. County Sheriff Villanueva.

Mayor Pullen-Miles then spoke about local control issues and the benefits of Charter Cities having some sovereignty from State mandates, recommend to potentially revisit the idea of becoming a Charter City.

There being no objections by City Council, Staff was directed to research the potential of the City of Lawndale becoming a Charter City.

J. CITY MANAGER'S REPORT

City Manager Kevin M. Chun, spoke about working with City staff and his first few weeks as City Manager. City Manager Chun announced that staff would come back at the next meeting with a clarifying report on the billing of refuse services.

K. ADJOURNMENT

Councilmember Osborne requested the Council adjourn in memory of Besse Elisabeth Gherna and that the City Council sign a letter of condolence to the family.

There being no further business to conduct, the Mayor adjourned the meeting in memoriam of Besse Elisabeth Gherna at 8:31 p.m.

_____
Robert Pullen-Miles, Mayor

ATTEST:

_____
Rhonda Hofmann Gorman, City Clerk

Approved: ____/__

DRAFT

Back to Agenda

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200, FAX (310) 644-4556
www.lawndalecity.org

DATE: January 21, 2020

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager

PREPARED BY: Sean M. Moore, AICP, Director of Community Development

SUBJECT: AN ORDINANCE ADOPTING THE 2019 LOS ANGELES COUNTY BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, RESIDENTIAL, EXISTING BUILDING CODES, AND THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS, AND FINDING OF EXEMPTION FROM CEQA

BACKGROUND

On January 6, 2020, the City Council introduced Ordinance No. 1167-20. Attached is the ordinance from the January 6, 2020 City Council meeting.

STAFF REVIEW

The 2019 California Building Standards Code applies to nearly all commercial and residential structures in California. Staff has thoroughly reviewed all of the proposed changes and found them to be minor changes or amendments to existing requirements. The following sections are being proposed for updates:

- ***Title 26, Building Code;***
- ***Title 27, Electrical Code;***
- ***Title 28, Plumbing Code;***
- ***Title 29, Mechanical Code;***
- ***Title 30, Residential Code;***
- ***Title 31, Green Building Standards; and***
- ***Title 33, Existing Building Code.***

PLANNING COMMISSION REVIEW

Not applicable.

LEGAL REVIEW

The City Attorney reviewed the proposed ordinance and has approved it as to form.

FUNDING

No funding is required for this item.

ENVIRONMENTAL ASSESSMENT

The project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

PUBLIC REVIEW

The Notice of public hearing was posted on the City's notice board located outside City Hall and published in the *Daily Breeze* on December 20, 2020.

RECOMMENDATION

It is recommended that the City Council read by title only, waive further reading, and adopt Ordinance No. 1167-20.

ATTACHMENTS:

A. Ordinance No. 1167-20
B. Code Updates
C. Public Hearing Notice

ATTACHMENT A

ORDINANCE NO. 1167-20

ORDINANCE NO. 1167-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA AMENDING PORTIONS OF LAWNDALE MUNICIPAL CODE TITLE 15 TO UPDATE THE UNIFORM CODES ADOPTED BY THE CITY BY REFERENCE, BY ADOPTING THE 2019 LOS ANGELES COUNTY BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, RESIDENTIAL, AND EXISTING BUILDING CODES, AND THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE WITHIN TITLE 15 AND ADOPTING LOCAL AMENDMENTS TO THESE COUNTY CODES

SUMMARY: This ordinance will update the uniform codes adopted by the City by adopting the 2019 Los Angeles County Building, Electrical, Mechanical, Plumbing, Existing Building, and Residential Codes and the 2019 California Green Building Standards Code.

WHEREAS, pursuant to Government Code Section 50022.9, the City of Lawndale ("City") adopts portions of certain Los Angeles County codes as the City's codes; and

WHEREAS, the California Building Standards Code ("California Building Code") establishes statewide codes and regulations for building construction and is published every three years by order of the California legislature; and

WHEREAS, the 2019 California Building is based on the International Code Council's ("ICC") 2018 International Building Code; and

WHEREAS, the 2019 California Building Code was published by the State on July 1, 2019 and becomes effective on January 1, 2020; and

WHEREAS, a local jurisdiction has the right granted by the State to establish more restrictive building standards given that the amendments are reasonably necessary because of local climatic, geological, and/or topographic conditions; and

WHEREAS, Los Angeles County has updated portions of its codes by adopting such local amendments and incorporating them as the County's 2019 California Building Code (Title 26 Los Angeles County Building Code), the 2019 California Electrical Code, (Title 27 Los Angeles County Electrical Code), the 2019 California Plumbing Code (Title 28 Los Angeles County Plumbing Code), the 2019 California Mechanical Code (Title 29 Los Angeles County Mechanical Code), the 2019 California Residential Code (Title 30 Los Angeles County Residential Code); and the 2019 Existing Building Code (Title 33 Existing Building Code); and

WHEREAS, Los Angeles County has also adopted, with local amendments, the 2019 California Green Building Standards Code (Title 31 Los Angeles County Green Building Standards Code); and

WHEREAS, the City has historically adopted certain county codes with their local amendments as a uniformity of standards serves to minimize conflict and confusion in addressing the public health needs of the community; and

WHEREAS, the County's amendments to the 2019 California Green Building Standards Code are more stringent and burdensome on residents and businesses such that the City does not desire to adopt those local amendments at this time; and

WHEREAS, the City desires to adopt the 2019 Los Angeles County Building, Electrical, Mechanical, Plumbing, Existing Building and Residential Codes with all local amendments proposed by the County; and

WHEREAS, the City desires to adopt the 2019 California Green Building Standards Code; and

WHEREAS, this matter was agendized for a duly noticed public hearing before the City Council on January 21, 2020, and evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same and from members of the City staff, and the City Council has reviewed, analyzed and studied said proposal; and

WHEREAS, at this time the City Council desires to update the City's Building, Electrical, Mechanical, Plumbing, Existing Building, Residential, and Green Building Standards Codes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and incorporated herein by this reference.

SECTION 2. Subsection A of Section 15.04.010 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

> "A. The 2019 California Building Code as amended by Title 26 the Los Angeles County Building Code together with their appendices is adopted by the city as the city's building code, which regulates the erection, construction, enlargements, alteration, repair, moving, removal, conversion, demolition, occupancy, use, equipment, height, area, security, abatement, and maintenance of certain residential buildings or structures within the city, and provides for the issuance of permits and collection of fees therefore, are hereby adopted by reference, and conflicting ordinances are hereby repealed."

SECTION 3. Section 15.04.040 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"The 2019 Los Angeles County Building Code, adopted in this chapter as the building code of the city, is amended to read as set forth in Sections 15.04.050 through 15.04.140.

Wherever reference is made to the County of Los Angeles or to the unincorporated area of the County, such area shall be deemed to include within its corporate limits the area of the city for purposes of fulfilling the requirements of this chapter."

SECTION 4. Section 15.04.090 of the Lawndale Municipal Code is hereby deleted.

SECTION 5. Subsection A of Section 15.08.010 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"A. The 2019 California Electrical Code as amended by Title 27 the 2019 Los Angeles County Electrical Code together with their appendices is adopted by the city as the city's electrical code, to regulate the erection, construction, enlargements, alteration, repair, moving, removal, conversion, demolition, occupancy, use, equipment, height, area, security, abatement, and maintenance of certain residential buildings or structures within the city, and provide for the issuance of permits and collection of fees therefore, are hereby adopted by reference, and conflicting ordinances are hereby repealed."

SECTION 6. Section 15.08.030 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"A. The 2019 Los Angeles County Electrical Code, adopted in this chapter as the electrical code of the city, is amended as follows:

Section 82.8(f) is added, to read as follows:

Section 82.8(f) - Revision of fees by resolution. Irrespective of any of the fees specified in this chapter, such fees may be revised and new fees established by the city council, by resolution from time to time.'

B. The 2019 Los Angeles County Electrical Code, as adopted by Section 15.08.010, is hereby amended as follows:

Wherever reference is made to the County of Los Angeles or to the unincorporated area of the County, such area shall be deemed to include within its corporate limits the area of the city for purposes of fulfilling the requirements of this chapter."

SECTION 7. Subsection A of Section 15.12.010 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"A. The 2019 California Mechanical Code as amended by Title 29 the 2019 Los Angeles County Mechanical Code, together with their appendices are adopted by the city as the city's mechanical code, to regulate the erection, construction, enlargements, alteration, repair, moving, removal, conversion, demolition, occupancy, use, equipment, height, area, security, abatement, and maintenance of certain residential buildings or structures within the city, and provide for the issuance of permits and collection of fees therefore, are hereby adopted by reference, and conflicting ordinances are hereby repealed."

SECTION 8. Section 15.12.030 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"A. The 2019 Los Angeles County Mechanical Code, adopted in this chapter as the mechanical code of the city, is amended as follows:

Section 114.1 is added, to read as follows:

Section 114.1 - Revision of fees by resolution. Irrespective of any of the fees specified in this chapter, such fees may be revised and new fees established by the city council, by resolution from time to time.

B. The 2019 Los Angeles County Mechanical Code, as adopted by Section 15.12.010 is hereby amended as follows:

Wherever reference is made to the County of Los Angeles or to the unincorporated area of the County, such area shall be deemed to include within its corporate limits the area of the city for purposes of fulfilling the requirements of this chapter."

SECTION 9. Subsection A of Section 15.16.010 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"A. The 2019 California Plumbing Code as amended by Title 28 the 2019 Los Angeles County Plumbing Code, together with their appendices are adopted by the city as the city's plumbing code, to regulate the erection, construction, enlargements, alteration, repair, moving, removal, conversion, demolition, occupancy, use, equipment, height, area, security, abatement, and maintenance of certain residential buildings or structures within the city, and provide for the issuance of permits and collection of fees therefore, are hereby adopted by reference, and conflicting ordinances are hereby repealed."

SECTION 10. Section 15.16.030 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"A. The 2019 Los Angeles County Plumbing Code, adopted in this chapter as the plumbing code of the city, is amended as follows:

Section 103.20 is added, to read as follows:

Section 103.20 - Revision of fees by resolution. Irrespective of any of the fees specified in this chapter, such fees may be revised and new fees established by the city council, by resolution from time to time.

B. The 2019 Los Angeles County Plumbing Code, as adopted by Section 15.16.010, is hereby amended as follows:

Wherever reference is made to the County of Los Angeles or to the unincorporated area of the County, such area shall be deemed to include within its corporate limits the area of the city for purposes of fulfilling the requirements of this chapter."

SECTION 11. Subsection A of Section 15.24.010 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"15.24.010 Residential Code - Adoption

A. The 2019 California Residential Code as amended by Title 30 the 2019 Los Angeles County Residential Code together with their appendices are adopted by the city as the city's residential code, to regulate the erection, construction, enlargements, alteration, repair, moving, removal, conversion, demolition, occupancy, use, equipment, height, area, security, abatement, and maintenance of certain residential buildings or structures within the city, and provide for the issuance of permits and collection of fees therefore, are hereby adopted by reference, and conflicting ordinances are hereby repealed."

SECTION 12. Section 15.24.020 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"15.24.020 Residential Code - Penalty

A. No person shall erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or cause the same to be done, contrary to or in violation of any provision of this 2019 California Residential Code, including other codes duly adopted by this chapter.

B. A violation of this section is punishable as an infraction pursuant to Section 1.08.030 of this code or punishable as a misdemeanor pursuant to Section 1.08.020 of this code."

SECTION 13. Section 15.24.030 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"15.24.030 Residential Code - Amendments Generally

The 2019 Los Angeles County Residential Code, as adopted by Section 15.24.010, is hereby amended as follows:

Wherever reference is made to the County of Los Angeles or to the unincorporated area of the County, such area shall be deemed to include within its corporate limits the area of the city for purposes of fulfilling the requirements of this chapter."

SECTION 14. Subsection A of Section 15.26.010 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"15.26.010 California Existing Building Code Adoption

A. The 2019 California Existing Building Code as amended by Title 33 of the Los Angeles County Existing Building Code together with their appendices are adopted by the city as the city's existing building code, to regulate voluntarily retrofits of buildings to make them stronger against earthquakes and strong wind conditions within the city, and provide for the issuance of permits and collection of fees therefor, are hereby adopted by reference, and conflicting ordinances are hereby repealed."

SECTION 15. Section 15.26.030 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"15.26.030 Amendments to the Existing Building Code generally

The 2019 Los Angeles County Existing Building Code, as adopted by Section 15.26.010, is hereby amended as follows:

Wherever reference is made to the County of Los Angeles or to the unincorporated area of the County, such area shall be deemed to include within its corporate limits the area of the city for purposes of fulfilling the requirements of this chapter."

SECTION 16. Subsection A of Section 15.28.010 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"15.28.010 Green Building Standards Code – Adoption

A. The 2019 California Green Building Standards Code which regulates the erection, construction, enlargements, alteration, repair, moving, removal, conversion, demolition, occupancy, use, equipment, height, area,

security, abatement, and maintenance of certain residential buildings or structures within the city, provides for the issuance of permits and collection of fees therefore, are hereby adopted by reference, and conflicting ordinances are hereby repealed."

SECTION 17. Section 15.28.020 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"15.28.020 Green Building Standards Code - Penalty

A. No person shall erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or cause the same to be done, contrary to or in violation of any provision of this 2019 California Green Building Standards, including other codes duly adopted by this chapter.

B. A violation of this section is punishable as an infraction pursuant to Section 1.08.030 of this code or punishable as a misdemeanor pursuant to Section 1.08.020 of this code."

SECTION 18. Section 15.28.030 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"15.28.030 Green Building Standards Code - Conflict

Whenever an apparent conflict or inconsistency exists between any provision of 2019 California Green Building Standards Code, as adopted in Section 15.28.010, and any provision of this code, each provision shall be construed so as to supplement the other. In the event any apparently conflicting or inconsistent provisions may not reasonably be so construed, the city's community development director shall determine which provision shall prevail."

SECTION 19. Section 15.28.040 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"15.28.040 Green Building Standards Code - No Entitlement Created Hereby

The adoption of the 2019 California Green Building Standards Code, as set forth in Section 15.28.010, shall not be construed for any purpose as creating any entitlement or authorizing any business or use which is prohibited by any provision contained in this code."

SECTION 20. Section 15.28.050 of the Lawndale Municipal Code is amended to read, in its entirety, as follows:

"15.28.050 Green Building Standards Code - Severability

The City Council hereby declares that should any provision, section, paragraph, sentence or word of this chapter or the 2019 California Green Building Standards Code, adopted by reference in Section 15.28.010, be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this chapter and the 2019 California Green Building Standards Code hereby adopted shall remain in full force and effect."

SECTION 20. The City Council hereby makes a finding of reasonable necessity for the amendments as stated separately for each such amendment and identified in the Los Angeles County Code Titles 26, 27, 28, 29, 30, and 33. These amendments to the Los Angeles County Codes, incorporating the uniform and international codes, are reasonably necessary due to the local climatic, geological and/or topographical conditions characterized by hot, dry summers and the high potential for seismic activity which make structures particularly vulnerable to rapidly spreading fires and structural damage.

SECTION 21. The adoption of this Ordinance is hereby determined to be exempt from the California Environmental Quality Act pursuant to State Guidelines Section 15061(b)(3) as a project that has no potential for causing a significant effect on the environment.

SECTION 22. That this Ordinance is enacted pursuant to the authority conferred upon the City Council of the City of Lawndale by Government Code Sections 36934 and 36937 and shall

SECTION 23. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 24. The City Clerk shall certify to the passage and adoption of this ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted. This ordinance shall be in full force and effect thirty (30) days after its final passage and adoption, and within fifteen (15) days after its final passage, the City Clerk shall cause it to be posted and published in a newspaper of general circulation in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 21st day of January, 2020.

_____

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Rhonda Hofmann Gorman, City Clerk of the City of Lawndale, California, do hereby certify that the City Council duly introduced the foregoing Ordinance No. 1167-20 at its regular meeting held on the 6th day of January, 2020, and duly approved and adopted said ordinance at its regular meeting held on the 21st day of January, 2020, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Bernadette Suarez, Mayor Pro Tem					
James H. Osborne					
Pat Kearny					
Daniel Reid					

_____ _____

Rhonda Hofmann Gorman, City Clerk Date

APPROVED AS TO FORM:

_____

Tiffany J. Israel, City Attorney

ATTACHMENT B

CODE UPDATES

ANALYSIS

This ordinance repeals those provisions of Title 26 – Building Code – of the Los Angeles County Code that had incorporated by reference portions of the 2016 Edition of the California Building Code and replaces them with provisions incorporating by reference portions of the 2019 California Building Code, published by the California Building Standards Commission, with certain changes and modifications.

State law requires that the County's Building Code contain the same requirements as are contained in the building standards published in the most recent edition of the California Building Code. State law allows the County to change or modify these requirements only if it determines that such changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions.

The changes and modifications to requirements contained in the building standards published in the 2019 California Building Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions.

This ordinance also makes certain modifications to the administrative provisions of Title 26 and to certain chapters of Title 26 that relate to subjects not covered by the California Building Code.

MARY C. WICKHAM
County Counsel

By
CAROLE B. SUZUKI
Senior Deputy County Counsel
Public Works Division

CBS:lm

Requested: 06/18/19
Revised: 10/15/19

ORDINANCE NO. _____

An ordinance amending Title 26 – Building Code – of the Los Angeles County Code, by adopting by reference the 2019 California Building Code, with certain changes and modifications, and making other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Sections 119.1.2 through 119.1.14 of Chapter 1, Chapters 2 through 35, and Appendices C, I, and J, which incorporate by reference and modify portions of the 2016 California Building Code, are hereby repealed. Chapter 65 is hereby repealed in its entirety.

SECTION 2. Chapter 1 is hereby amended to read as follows:

100 ADOPTION BY REFERENCE

Except as hereinafter changed or modified, Sections 1.2 through 1.14 of Chapter 1 of Division I of that certain building code known and designated as the ~~2016~~2019 California Building Code, as published by the California Building Standards Commission, are adopted and incorporated~~,~~ by reference~~,~~ into this Title 26 of the Los Angeles County Code as if fully set forth below, and shall be known as Sections 119.1.2 through 119.1.14, respectively, of Chapter 1 of Title 26 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 35 and Appendices C, H, I, ~~and~~ J, and O of that certain building code known and designated as the ~~2016~~2019 California Building Code, as published by the California Building Standards Commission, are adopted and incorporated~~,~~ by reference~~,~~ into this Title 26 of

the Los Angeles County Code as if fully set forth below, and shall be known as Chapters 2 through 35, and Appendices C, H, I, ~~and~~ J, and O of Title 26 of the Los Angeles County Code.

A copy of said California Building Code, hereinafter referred to as the CBC, including the above-designated appendices, shall be at all times maintained by the Building Official for use and examination by the public.

. . .

SECTION 102 UNSAFE BUILDINGS

102.1. Definition.

All buildings, ~~or~~ structures, or grading work which are structurally unsound or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health, or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage, lack of an approved water supply, electrical hazard, unsafe gas piping or appliances, or abandonment as specified in this Code or any other effective ordinance, are, for the purpose of this Chapter, unsafe buildings. Whenever the Building Official determines by inspection that a building or structure, whether structurally damaged or not, is dangerous to human life by reason of being located in an area which is unsafe due to hazard from landslide, settlement, or slippage, or any other cause, such building, structure, or grading work shall, for the purpose of this Chapter, be considered an unsafe building.

. . .

102.4 Unsafe Buildings: Hearing.

102.4.1 Right of hearing.

The party concerned or the Building Official may request a hearing regarding the unsafe condition ~~of the building or structure~~. The request by the interested party shall be made in writing to the Building Official within 30 days of the date of the notice of the unsafe condition. A hearing shall be requested by the Building Official prior to demolition or repair of an unsafe building by the County except when such demolition or repair is done under the emergency procedure set forth in this Chapter.

. . .

102.4.5 Hearing by Building Board of Appeals.

. . .

When determined by the Building Official, the Code Enforcement Appeals Board or the Building Rehabilitation Appeals Board shall hold the hearing in lieu of the Building Board of Appeals.

. . .

102.5 Unsafe Buildings; Demolition or Repair.

. . .

102.5.2 Emergency procedure.

Whenever any portion of a building, structure, or grading work constitutes an immediate hazard to life or property, and in the opinion of the Building Official, the conditions are such that repairs or demolition must be undertaken within less than the designated period, the Building Official may take necessary action, such as performing

alterations, repairs, and/or demolition of the structures, to protect life or property, or both, after giving such notice to the parties concerned as the circumstances will permit or without any notice whatever when, in the Building Official's opinion, immediate action is necessary.

. . .

102.5.5 Prosecution.

In case the owner shall fail, neglect, or refuse to comply with the notice to repair, rehabilitate, or ~~to~~ demolish and remove said building or structure or portion thereof, the Building Official ~~shall~~may cause the owner of the building to be prosecuted as a violator of this Code.

. . .

SECTION 103 VIOLATIONS AND PENALTIES

103.1 Compliance with Code.

It shall be unlawful for a person to erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, equip, or perform any other work on any building or structure or portion thereof, or perform any grading ~~in the unincorporated portion of the County~~within a property subject to this Code as defined in Section 101.3, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

103.2 Violation.

It shall be unlawful for any person to own, use, occupy, or maintain any building or structure or portion thereof, ~~in the unincorporated portion of the County,~~or cause the

same to be done, contrary to, or in violation of, any of the provisions of this Code.

. . .

103.4.1 General.

The Building Official may record a ~~n~~Notice of Violation (NOV) with the County Recorder's Office that a property, building or structure, or any part thereof, is in violation of any provision of this Code provided that the provisions of this Section are complied with. The remedy provided by this Section is cumulative to any other enforcement actions permitted by this Code.

103.4.2 Recordation.

If (1) the Building Official determines that any property, building, or structure, or any part thereof, is in violation of any provision of this Code; and if (2) the Building Official gives written notice as specified below of said violation; ~~,~~ then the Building Official may have sole discretion to, at any time thereafter, record with the County Recorder's Office a ~~n~~Notice of Violation (NOV) that the property and/or any building or structure located thereon is in violation of this Code.

Following the recordation of the NOV~~notice of violation~~, the Building Official is not required to conduct an inspection or review of the premises to determine the continued existence of the cited violation. It is the responsibility of the owner or other interested party to meet the requirements of this Code to remove the violation.

103.4.3 Notice.

The written notice given pursuant to this Section shall indicate:

1. The nature of the violation(s); and

2. That if the violation is not remedied to the satisfaction of the Building Official, the Building Official may, at any time thereafter, record with the County Recorder's Office ~~a notice~~an NOV that the property and/or any building or structure located thereon is in violation of this Code. The ~~notice~~NOV shall be posted on the property and shall be mailed to the owner of the property as indicated on the last equalized County Assessment roll. The mailed ~~notice~~NOV may be by registered, certified, or first-class mail.

103.4.4 Rescission.

Any person who desires to have recorded a notice rescinding the NOV~~notice of violation~~ must first obtain the necessary approval(s) and permit(s) to correct the violation. Once the Building Official determines that the work covered by such permit(s) has been satisfactorily completed, the Building Official may record a notice rescinding the NOV~~prior notice of violation~~.

. . .

SECTION 104 ORGANIZATION AND ENFORCEMENT

. . .

104.2.10 Cooperation of other officials.

The Building Official may request, and shall receive so far as may be necessary in the discharge of ~~his or her~~their duties, the assistance and cooperation of other officials of the County.

. . .

SECTION 105 APPEALS BOARDS

105.1 Building Board of Appeals.

105.1.1 General.

Unless otherwise provided for below, in order to conduct the hearings provided for in this Code, there shall be a Building Board of Appeals consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction. One member shall be a practicing architect, one a builder who is a licensed general contractor, one a lawyer, and two structural engineers, each of whom shall have had at least 10 years~~'~~ of experience as an architect, builder, lawyer, or structural engineer. The Building Official shall be an ex officio member and shall act as secretary to the Board. The members of the Building Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Building Board of Appeals shall adopt reasonable rules and regulations for conducting its investigations. Each member of the Board shall be compensated for each meeting attended as provided from time to time by the County Code.

. . .

105.5 Fees.

A fee of $496.30 shall be paid to the Building Official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this Section.

Exception: No fee shall be required for ~~a~~the initial hearing requested pursuant to Sections 102.4.1, ~~or for a hearing requested pursuant to Section~~103.4.5, 9606.4,

9807, or 9917~~to appeal an initial determination that a building is within the scope of Chapter 96~~.

. . .

SECTION 106 PERMITS

. . .

106.3 Work Exempted.

A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, ~~playhouses,~~ shade structures, pump houses, and similar uses, provided the gross floor area does not exceed 120 square feet (11.15 m^2), the height does not exceed 12 feet (3.69 m), and the maximum roof projection does not exceed 24 inches (610 mm).

2. Fences which are not used as a barrier to private swimming pools, spas, or hot tubs, and ground~~monument~~ signs, provided that:

2.1 Masonry or concrete fences do not exceed 6 feet (1.8 m) in height and are set back from public ways a distance at least equal to the fence height.

2.2 Fences constructed of other materials do not exceed 6 feet (1.8 m) in height.

2.3 Ground~~Monument~~ signs do not exceed 6 feet (1.8 m) in height.

3. ~~Steel t~~Tanks not storing hazardous material as defined in the Fire Code provided that:

3.1 Steel tanks are supported on a foundation not more than 2~~two~~ feet

(610 mm) above grade and~~when~~ the overall height to diameter or width does not exceed 1½ times the diameter.

3.2 Water tanks constructed of materials other than steel, including cisterns and rain barrels, are supported directly on grade, the overall height to diameter or width does not exceed 1½ times the diameter, and the capacity does not exceed 5000 gallons (18925 L).

. . .

6. Motion picture, television and theater stage sets and scenery., ~~except when used as a building.~~ Buildings or structures constructed as part of a set or as scenery shall not be occupied or used for any other purpose.

. . .

10. A playhouse or tree house provided that:

10.1 It does not exceed 64 square feet (5.94 m2) in area nor 8 feet (2438 mm) in height from floor to roof.

10.2 The ceiling height as established by door height or plate line does not exceed 6 feet (1829 mm).

11. Canopies or awnings, completely supported by the exterior wall, attached to a Group R-3 or U Occupancy, and extending not more than 54 inches (1372 mm) from the exterior wall of the building, and not encroaching into the public right-of-way or any required fire separation distance specified by this Code.

. . .

19. Non-combustible livestock shelters provided that the gross floor area does not exceed 300 square feet (27.9 m²), the height does not exceed 12 feet (3.69 m), and at least 3 sides are each a minimum of 65 percent open.

. . .

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code, ~~or~~ other laws, ~~or~~ ordinances, or regulations, or required approvals from other County Departments and State and federal agencies.

. . .

106.4.1 Application.

To obtain a permit, the applicant shall first file an application ~~in writing on a form furnished~~ for that purpose. Every such application shall:

. . .

6. Where applicable, state the area to be landscaped in square feet (m^2)~~, to be landscaped~~ and the source of water for irrigation.

. . .

106.5.4 Expiration.

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void~~,~~ if the ~~building or~~ work authorized by such permit is not commenced within ~~180 days~~12 months from the date ~~of~~ such permit is issued, or the ~~building or~~ work authorized by such permit is suspended or abandoned

for a period of 180 days, or the permittee fails to obtain inspection as required by the provisions of Section 108 of this Code for a period of 180 days.

Exception: Permits issued to abate violation(s) in conjunction with a code enforcement action shall expire and become null and void at a date not to exceed 12 months from the issuance date or at a date determined by the Building Official.

The Building Official may ~~extend~~ grant one or more extensions of the time for action by the permittee for a period not exceeding 180 days from the date of expiration upon written request from the permittee and payment of a fee in an amount determined by the Building Official, not to exceed 25 percent of the permit fee. ~~No permit shall be extended more than twice.~~

. . .

SECTION 107 FEES

. . .

107.3 Standard Plans.

The Building Official may approve a set of plans for a building or structure as a "standard plan," provided that the applicant has made proper application, submitted complete sets of plans as required by this Section, and paid the plan checking fee required by Section 107.2, or $173.80, whichever is greater.

Plans shall reflect laws and ordinances in effect at the time a permit is issued except as provided herein below in this Section. Nothing in this Section shall prohibit modifying the ~~permit set of~~approved standard plans to reflect changes in laws and ordinances ~~which~~that have become effective since the approval of the standard plan.

The standard plans shall become null and void where the work required by such changes exceeds ~~five~~5 percent of the value of the building or structure.

. . .

107.9 Other fees.

The following fees shall be paid before a permit is issued, inspection is made, occupancy is allowed, or a device is operated:

1. In addition to the fees set forth in Items A through K, below, for issuance of each inspection application receipt $31.90

. . .

G. For application and investigation for relocation building permits as required by the Existing Building Code~~Chapter 34~~:

. . .

107.10 Exemption from fees.

Neither the ~~Housing Authority of the County of~~ Los Angeles County Development Authority, nor any public officer or body acting in an official capacity on behalf of the ~~Housing~~Los Angeles County Development Authority, shall pay or deposit any building fee. This Section does not apply where a public officer is acting with reference to private assets, which have come under such public officer's jurisdiction by virtue of ~~his or her~~their office. (See Section 107.19 for affordable housing exemption.)

. . .

107.15 Preliminary review fees.

Upon payment of a preliminary review fee of $252.80, an applicant may have a building, structure, or other project reviewed by the Building Official prior to submittal of a permit application. Such fee entitles the applicant to two staff hours of review, which may be of any combination of building and specialty Code requirements. An additional fee of $126.40 per hour shall be charged for each hour or portion thereof in excess of two hours. All charges must be paid at the conclusion of any such meeting and before any written findings are issued.

Exception: No fee shall be charged for a preliminary review by one staff member~~, not in excess of~~which does not exceed 15 minutes.

. . .

107.17 Annual review of fees.

The fees in this Code shall be reviewed annually by the Director of Public Works. Beginning on July 1, 1992, and thereafter on each succeeding July 1, the amount of each fee in this Code shall be adjusted as follows: Calculate the percentage movement between March of the previous year and March of the current year in the Consumer Price Index (CPI) for all urban consumers in the ~~Los Angeles, Anaheim and Riverside~~Los Angeles-Long Beach-Anaheim, CA areas, as published by the United States Government Bureau of Labor Statistics~~.~~; and Aadjust each fee by said percentage amount and round off to the nearest 10 cents, provided, however, that no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services. When it is determined that the amount reasonably necessary to

recover the cost of providing services is in excess of this adjustment, the Building Official may present fee proposals to the Board of Supervisors for approval.

107.18 Fees — factory-built housing.

107.18.1 General.

The fees established by Section 107 for building permits and for plan checking shall be modified for "Factory-built Housing" as set forth in this ~~s~~Section.

107.18.2 Definitions.

For the purpose of this Section, certain terms are defined as follows:

~~"Factory-built Housing"~~**FACTORY-BUILT HOUSING** shall mean structures which meet all of the following criteria: (1)~~fabrication on~~fabricated at an off-site location under the inspection of the State, for which the state inspection agency has attested to compliance with the applicable State laws and regulations by the issuance of an insignia; (2) ~~the~~bearing the State insignia and which have not been modified since fabrication in a manner that would void the State approval; and (3) for which the County of Los Angeles has been relieved by statute of the responsibility for the enforcement of laws and regulations of the State of California or the County of Los Angeles.

~~"Unit"~~ **UNIT** shall mean a single factory-assembled component of the factory-built housing brought to the jobsite for connection to the foundation and/or connection to other units of the structure.

. . .

107.19 Fee exemption—affordable housing.

. . .

~~**NONPROFIT ORGANIZATION** is a corporation organized under the Nonprofit Public Benefit Corporation Law of the State of California (Corporations Code Section 5120, et seq.) and which qualifies under Section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States internal revenue law as an exempt organization. A corporation or body organized for the private gain of any person shall not be deemed to be a nonprofit organization.~~

BUILDING FEE shall include plan check, permit, and inspection fees required by Titles 26, 27, 28, 29, 30, 31 and 33 of the Los Angeles County Code.

LOWER-INCOME HOUSEHOLDS shall be as defined in Section 50079.5 of the Health and Safety Code.

NONPROFIT ORGANIZATION is a corporation organized under the Nonprofit Public Benefit Corporation Law of the State of California (Corporations Code Section 5120 et seq.) and which qualifies as an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States internal revenue law. A corporation or body organized for the private gain of any person shall not be deemed to be a nonprofit organization.

VERY LOW-INCOME HOUSEHOLDS shall be as defined in Section 50105 of the Health and Safety Code.

. . .

SECTION 108 INSPECTIONS

108.1 General.

. . .

A site inspection may be required prior to plan check of building plans ~~for lots or parcels in areas having slopes of 5 horizontal to 1 vertical (5:1) or steeper~~ when the Building Official finds that a visual inspection of the site is necessary to establish drainage and/or grading requirements for the protection of property, existing buildings, or the proposed construction. The fee for such inspection shall be as set forth in Section 107.9. When approved by the Building Official, ~~S~~such a preinspection shall not be required for a building pad previously graded under the provisions of Appendix J.

108.4 Required Inspections.

. . .

108.4.6 Fire and smoke resistant penetrations.

Inspection shall be made after all protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers, and smoke partitions are installed, but prior to concealing the joints and penetrations.

. . .

108.7 Inspection Requests.

It shall be the duty of the permit holder to notify the Building Official that work authorized by a permit is ready for inspection. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request ~~may~~shall be submitted in ~~writing or by telephone at the option of~~ a manner prescribed by the Building Official.

It shall be the duty of the person requesting any inspection required by this Code to provide access to, and means for, inspection of such work.

. . .

SECTION 109 USE AND OCCUPANCY

. . .

109.2 Change in Use.

Changes in the character or use of a building shall not be made except as specified in the Existing Building Code. When required by the Building Official, a new certificate of occupancy shall be issued in accordance with Section 109.3 where there is a change in a building's use, or a portion thereof, with no change in its occupancy classification.

. . .

SECTION 110 PROHIBITED USES OF BUILDING SITES

110.1 Flood hazard.

110.1.1 Buildings are not permitted in an area determined by the Building Official to be subject to flood hazard by reason of inundation, overflow, or erosion.

The placement of the building and other structures (including walls and fences) on the building site shall be such that water or mud flow will not be a hazard to the building or adjacent property, or obstruct a natural drainage course. Subject to the conditions of Section 110.1.2, this prohibition shall not apply when provision is made to eliminate such hazard to the satisfaction of the Building Official by providing adequate

drainage facilities by protective walls, suitable fill, raising the floor level of the building, a combination of these methods, or by other means. The Building Official, in the application of this Section for buildings, structures, and grading located in whole or in part in flood hazard areas, shall enforce, as a minimum, the current Federal Flood Plain Management Regulations defined in Title 44, Code of Federal Regulations, Section 60.3, and may require the applicant or property owner to provide the following information and/or comply with the following provisions:

. . .

110.2 Geotechnical Hazards.

. . .

110.2.3.5 When the proposed work involves the repair of a single-family residence or accessory structures where the cost of such repair exceeds 25 percent of the current market value of the existing building.

The scope of the repair work shall be subject to the approval of the Building Official. Before a permit may be issued pursuant to this Section, the owner shall do all of the following:

1. Submit an engineering geology and/or soils engineering report or reports that contain(s), at a minimum, a qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1 ~~of this Code~~.

. . .

110.2.3.6 When the proposed work involves the replacement of structures destroyed by causes other than landslide, settlement, or slippage, and the

permit applicant was the owner of the property at the time of the loss, their immediate heir(s), or their authorized representative, and the application for a permit under this Section is filed no later than ten (10) years following the date of the loss.

. . .

2. Submit an engineering geology and/or soils engineering report or reports that contain, at a minimum, a qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1, ~~of this Code~~ and that contain recommendations for enhancing the stability of the site.

. . .

110.2.3.7 When the proposed work involves a one-story, detached, light-framed structure not intended or used for human occupancy, such as a garage, carport, patio cover, deck or storage shed, accessory to a single-family residence not exceeding 400 square feet (37.2 m^2) in gross floor area nor 12 feet (3.69 m) in height. Before a permit may be issued pursuant to this Section, the owner shall do all of the following:

. . .

110.2.3.8 When the Building Official determines that the hazard from landslide, settlement, or slippage is based solely on the fact that the area has been identified as a potentially liquefiable area in a seismic hazard zone (pursuant to Public Resources Code Section 2690 et seq.) and a foundation investigation is performed in connection with the work in accordance with Section 1803 ~~of this Code~~.

. . .

110.2.3.10 When the proposed work involves the repair and restoration of a slope. Before a permit may be issued pursuant to this Section, the owner shall submit an engineering geology and/or soils engineering report or reports that contain(s) the following:

1. A description and analysis of the existing conditions, including the cause or causes of the failed slope.

2. Recommendations for the repair of the failed slope.

3. A qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1 ~~of this Code~~.

. . .

110.3 Fills Containing Decomposable Material.

Permits shall not be issued for new buildings or enclosed structures, additions, or conversions of a building or structure to habitable or occupiable space regulated by this Code within ~~(~~1,000~~)~~ feet (304.8 m) of fills containing rubbish or other decomposable material unless the fill is isolated by approved natural or artificial protective systems or unless designed according to the recommendation contained in a report prepared by a registered design professional, such as a licensed civil engineer or a licensed petroleum engineer. Such report shall contain a description of the investigation, study, and recommendation to minimize the possible intrusion, and to prevent the accumulation of explosive concentrations of decomposition gases within or under enclosed portions of such building or structure. At the time of the final inspection, the ~~civil engineer~~registered design professional shall furnish a signed statement attesting that the building or

structure has been constructed in accordance with the ~~civil engineer's~~design professional's recommendations as to decomposition gases required herein.

Exception: When approved by the Building Official, mitigation of decomposition gases shall not be required for additions to single-family dwellings not exceeding 400 square feet (37.2 m^2) in gross floor area and/or alterations to single-family dwellings.

. . .

110.4 Methane Gas Hazards.

Permits shall not be issued for new buildings or enclosed structures, additions, or conversions of a building or structure to habitable or occupiable space regulated by this Code on, adjacent to, or within 300 feet (91.44 m) of active, abandoned or idle oil or gas well(s) unless designed according to recommendations contained in a report prepared by a registered design professional, such as a licensed civil engineer ~~and/~~or a licensed petroleum engineer, to evaluate whether such wells are being properly operated or maintained, or are abandoned. No permits shall be issued until documentation of proper operation, maintenance, ~~or~~ abandonment, or reabandonment is submitted to and approved by the Building Official.

Exceptions:

1. When approved by the Building Official, mitigation of methane gas hazards shall not be required for additions or alterations to existing buildings or structures located no closer than 200 feet (60.96 m) to active, abandoned, or idle oil or gas well(s).

2. Grading permits may be issued when the proposed work is necessary to mitigate the methane gas hazard.

As used in this Section, "well" shall mean any well as defined by Section 3008~~,~~ ~~Subdivisions (a), (b), and (c)~~ of the California Public Resources Code.

110.5 Contaminated soil hazards.

Permits shall not be issued for new buildings or enclosed structures, additions, or conversions of a building or structure to habitable or occupiable space regulated by this Code on contaminated soil unless designed according to recommendations contained in a report prepared by a registered design professional, such as a licensed civil engineer or licensed petroleum engineer. Such report shall contain a description of the design professional's investigation and recommendation to prevent the accumulation of hazardous concentrations of organic and inorganic compounds, gases, or other accumulation of hazardous material caused by contaminated soil within or under enclosed portions of such building or structure. At the time of the final inspection, the registered design professional shall furnish a signed statement attesting that the building or structure has been constructed in accordance with the engineer's recommendations to address the contaminated soil conditions.

As used in this Section, "contaminated soil" shall mean contaminated soil as defined by Title 14 of California Code Regulation Section 17361(b). "Contaminated soil" shall also include soil containing harmful concentrations of any additional organic or inorganic compounds that the Building Official determines to be hazardous or potentially hazardous.

110.56 Conditional use.

. . .

SECTION 112 EARTHQUAKE FAULT MAPS

Earthquake Fault Zone Maps within the County of Los Angeles prepared under Sections 2622 and 2623 of the California Public Resources Code, which show traces of earthquake faults, are hereby declared to be, on the date of official issue, a part of this Code, and may be referred to elsewhere in this Code. Earthquake Fault Zone Maps revised under the above sections of the California Public Resources Code shall, on the date of their official issue, supersede previously issued maps, which they replace.

. . .

SECTION 113 EARTHQUAKE FAULTS

. . .

113.3 Definition.

For the purpose of this Section, a geologist shall be a professional geologist, licensed by the California ~~State~~ Board for Professional Engineers, Land Surveyors, and Geologists~~and Geophysicists~~ to practice geology in California.

. . .

TABLE 1-D
LANDSCAPE PERMIT FEES UP TO ONE ACRE

BASED ON AREA TO BE LANDSCAPED	FEE
~~2~~,500 - 7,500 ft² (~~232~~46.5 m² - 696.8 m²)	$218.80
7,501 - 15,000 ft² (696.9 m² - 1393.5 m²)	$328.20
15,001 - 30,000 ft² (1393.6 m² - 2787.1 m²)	$655.90
30,001 ft² - 1 acre (2787.2 m² - 4046.9 m²)	$801.80

TABLE 1-E
LANDSCAPE PLAN CHECK FEES UP TO ONE ACRE

BASED ON AREA TO BE LANDSCAPED	FEE
~~2,~~500 - 7,500 ft² (~~232~~46.5 m² - 696.8 m²)	$1,805.50
7,501 - 15,000 ft² (696.9 m² - 1393.5 m²)	$1,949.80
15,001 - 30,000 ft² (1393.6 m² - 2787.1 m²)	$2,094.50
30,001 ft² - 1 acre (2787.2 m² - 4046.9 m²)	$2,384.80

TABLE 1-F
CODE ENFORCEMENT FEES

SERVICE	FEE
1 - Investigation and Processing	$376.10
2 - Preparation of job specifications	$503.60
3 - ~~Board of Supervisors or City Council approval~~Reserved	~~$255.60~~
4 - Contract cancellation	$262.60
5 - Contract performance inspection	$201.20
6 - For processing a 45-day letter	$509.90
7 - For processing a Notice of Violation	$405.20
8 - For processing a Rescission of Notice of Violation	$348.60
9 - Billing	$150.30
10 -Record Lien	$150.30
11 -Filing of Special Assessment	$254.80

SECTION 3. Section 202 is hereby amended to read as follows:

. . .

INTERMODAL SHIPPING CONTAINER. A six-sided steel unit originally constructed as a general cargo container used for the transport of goods and materials.

. . .

SECTION 4. Section 701A.1 is hereby amended to read as follows:

701A.1 Scope.

This ~~e~~Chapter applies to building materials, systems, and/or assemblies used in the exterior design and construction of new buildings ~~located~~, and to additions,

alterations, or repairs made to existing buildings, erected, constructed, or moved within a Wildland-Urban Interface Fire Area as defined in Section 702A.

SECTION 5. Section 701A.3 is hereby amended to read as follows:

701A.3 Application.

New buildings, and any additions, alterations, or repairs made to existing buildings located in or moved within any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area designated by the ~~enforcing agency~~Los Angeles County Fire Department, that is constructed after the application date shall comply with the provisions of this ~~c~~Chapter.

Exceptions:

. . .

4. Reserved.~~Additions to and remodels of buildings originally constructed prior to the applicable application date.~~

SECTION 6. Section 701A.3.1 is hereby amended to read as follows:

701A.3.1 Application date and where required.

New buildings for which an application for a building permit is submitted on or after July 1, 2008, and any additions, alterations, or repairs made to existing buildings for which an application for a building permit is submitted on or after January 1, 2020, located in any Fire Hazard Severity Zone or Wildland–Urban Interface Fire Area shall comply with all sections of this ~~c~~Chapter, including all of the following areas:

. . .

Exceptions:

1. ~~New b~~Buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this ~~c~~Chapter.

2. ~~New b~~Buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland–Urban Interface Fire Area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2005, but prior to July 1, 2008, shall only comply with the following sections of this ~~c~~Chapter:

. . .

SECTION 7. Section 701A.3.2 is hereby amended to read as follows:

701A.3.2 Application to accessory buildings and miscellaneous structures.

~~New a~~Accessory buildings and miscellaneous structures, including additions, alterations, or repairs, as specified in Section 710A shall comply only with the requirements of that ~~s~~Section.

SECTION 8. Section 701A.4 is hereby amended to read as follows:

701A.4 Inspection and certification.

Building permit applications and final completion approvals for buildings within the scope and application of this ~~c~~Chapter shall comply with the following:

1. Building permit issuance. The ~~local b~~Building ~~o~~Official shall, prior to construction, provide the owner or applicant a certification that the building as proposed

to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this ~~c~~Chapter. Issuance of a building permit by the ~~local b~~Building ~~o~~Official for the proposed building shall be considered as complying with this ~~s~~Section.

2. Building permit final. The ~~local b~~Building ~~o~~Official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this ~~c~~Chapter. Issuance of a certificate of occupancy by the ~~local b~~Building ~~o~~Official for the proposed building shall be considered as complying with this ~~s~~Section.

SECTION 9. Section 702A is hereby amended to read as follows:

702A DEFINITIONS

...

FIRE PROTECTION PLAN is a document prepared for a specific project or development proposed for a Wildland-Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.

The Fire Protection Plan shall be in accordance with this ~~c~~Chapter and ~~the California~~Title 32 – Fire Code – of the Los Angeles County Code, Chapter 49. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted. ~~Only locally adopted ordinances that have been filed with the California Building Standards Commission or the Department of Housing and~~

~~Community Development in accordance with Section 1.1.8 shall apply.~~

FIRE HAZARD SEVERITY ZONES are geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code Sections 51175 through 51189. See ~~California~~Title 32 – Fire Code – of the Los Angeles County Code, Chapter 49.

. . .

WILDLAND-URBAN INTERFACE FIRE AREA is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the ~~enforcing agency~~Los Angeles County Fire Department to be at a significant risk from wildfires.

SECTION 10. Section 703A.2 is hereby amended to read as follows:

703A.2 Qualification by testing.

Material and material assemblies tested in accordance with the requirements of Section 703A shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal, the Building Official, or identified in a current report issued by an approved agency.

SECTION 11. Section 703A.3 is hereby amended to read as follows:

703A.3 Approved agency.

Product evaluation testing shall be performed by an approved agency as defined in Section 1702. The scope of accreditation for the approved agency shall include building product compliance with this ~~e~~Code.

SECTION 12. Section 703A.5.2 is hereby amended to read as follows:

703A.5.2 Weathering.

Fire-retardant-treated wood ~~and fire-retardant-treated wood shingles and shakes~~ shall meet the fire test performance requirements of this ~~e~~Chapter after being subjected to the weathering conditions contained in the following standards, as applicable to the materials and the conditions of use.

SECTION 13. Section 703A.5.2.2 is hereby deleted in its entirety.

~~**703A.5.2.2 Fire-retardant-treated wood shingles and shakes.**~~

~~Fire-retardant-treated wood shingles and shakes shall be approved and listed by the State Fire Marshal in accordance with Section 208(c), Title 19 California Code of Regulations.~~

SECTION 14. Section 703A.6 is hereby amended to read as follows:

703A.6 Alternates for materials, design, tests, and methods of construction.

The enforcing agency is permitted to modify the provisions of this ~~e~~Chapter for site-specific conditions in accordance with Chapter 1, Section ~~1.11.2.4~~104.2.7. When required by the ~~enforcing agency~~Building Official for the purposes of granting

modifications, a fire protection plan shall be submitted in accordance with ~~the California~~Title 32 – Fire Code – of the Los Angeles County Code, Chapter 49.

SECTION 15. Section 704A.4 is hereby amended to read as follows:

704A.4 Alternative methods for determining ignition-resistant material.

. . .

~~3. Fire-retardant-treated wood shingles and shakes. Fire-retardant-treated wood shingles and shakes, as defined in section 1505.6 and listed by State Fire Marshal for use as "Class B" roof covering, shall be accepted as an Ignition-resistant wall covering material when installed over solid sheathing.~~

SECTION 16. Section 705A.2 is hereby amended to read as follows:

705A.2 Roof coverings.

Roof coverings shall be Class A as specified in Section 1505.2. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of minimum 72 pound (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking. Wood shingles and wood shakes are prohibited in any Fire Hazard Severity Zones regardless of classification.

SECTION 17. Section 706A.3 is hereby amended to read as follows:

706A.3 Ventilation openings on the underside of eaves and cornices.

. . .

Exceptions:

. . .

2. The ~~enforcing agency~~Building Official shall be permitted to accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.

. . .

SECTION 18. Section 710A.3 is hereby amended to read as follows:

710A.3 Where required.

No requirements shall apply to accessory buildings or miscellaneous structures when located at least 50 feet from an applicable building. Applicable accessory buildings and attached miscellaneous structures, or detached miscellaneous structures that are installed at a distance of less than 3 feet from an applicable building, shall comply with this ~~s~~Section. When required by the ~~enforcing agency~~Building Official, detached miscellaneous structures that are installed at a distance of more than 3 feet but less than 50 feet from an applicable building shall comply with the requirements of this ~~s~~Section.

SECTION 19. Section 710A.3.3 is hereby amended to read as follows:

710A.3.3 Detached miscellaneous structure requirements.

When required by the ~~enforcing agency~~Building Official, applicable detached miscellaneous structures that are installed at a distance of more than 3 feet but less than 50 feet from an applicable building shall be constructed of noncombustible

materials or of ignition-resistant materials as described in Section 704A.2.

SECTION 20. Section 1030.1.1 is hereby amended to read as follows:

1030.1.1 Operational constraints and opening control devices.

. . .

Where security bars (burglar bars) are installed on emergency egress and rescue windows or doors, ~~on or after July 1, 2000,~~ such devices shall comply with California Building Standards Code, Part 12, Chapter 12-3 and other applicable provisions of Part 2.

. . .

SECTION 21. Section 1507.3.1 is hereby amended to read as follows:

1507.3.1 Deck requirements.

Concrete and clay tile shall be installed only over solid sheathing ~~or spaced structural sheathing boards.~~

SECTION 22. Table 1507.3.7 is hereby amended to read as follows:

TABLE 1507.3.7
CLAY AND CONCRETE TILE ATTACHMENT [a, b, c]

GENERAL – CLAY OR CONCRETE ROOF TILE				
Maximum Allowable Stress Design Wind Speed, V_{asd} [f] (mph)	**Mean roof height (feet)**	**Roof slope <3:12**	**Roof slope 3:12 and over**	
85	0 - 60	*Minimum slope: 2.5:12* ~~One fastener per tile. Flat tile without vertical laps,~~ Ttwo fasteners per tile.	Two fasteners per tile. ~~Only one fastener on slopes of 7:12 and less for tiles with installed weight exceeding 7.5 lbs/sq. ft. having a width no greater than 16 inches.~~	
100	0 - 40			
. . .	. . .	. . .		
INTERLOCKING CLAY OR CONCRETE ROOF TILE WITH PROJECTING ANCHOR LUGS [d, e] (Installations on ~~spaced/~~solid sheathing with battens ~~or spaced sheathing~~)				
Maximum	**Mean roof**	**Roof slope <5:12**	**Roof slope**	**Roof slope**

Allowable Stress Design Wind Speed, V_{asd}[f] (mph)	height (feet)		5:12<12:12	12:12 and over
85	0 - 60	~~Fasteners are not required. Tiles with installed weight less than 9 lbs/sq. ft. require not fewer than~~Minimum slope is 4:12. ~~O~~one fastener per tile.	One fastener per tile ~~every other row. All perimeter tiles require one fastener~~. Tiles with installed weight less than 9 lbs/sq.ft. require not fewer than one fastener per tile.	One fastener required for every tile. Tiles with installed weight less than 9 lbs./sq. ft. require not fewer than one fastener per tile.
100	0 - 40			
. . .	. . .	. . .		
INTERLOCKING CLAY OR CONCRETE ROOF TILE WITH PROJECTING ANCHOR LUGS (Installations on solid sheathing without battens)				
Maximum Allowable Stress Design Wind Speed, V_{asd}[f] (mph)	**Mean roof height (feet)**	**~~All~~ Minimum roof slopes 4 units vertical in 12 units horizontal Maximum slope 7 units vertical in 12 units horizontal**		
. . .	. . .	. . .		

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 pound per square foot = 4.882 kg/m^2.

[a] Minimum fastener size. Hot dipped galvanized ring shank or other ~~C~~corrosion-resistant nails not less than No. 11 gage with $^5/_{16}$-inch head. Fasteners shall be long enough to penetrate into the sheathing ¾ inch or through the thickness of the sheathing, whichever is less. Attaching wire for clay and concrete tile shall not be smaller than 0.083 inch and shall be copper, brass, or stainless steel.

. . .

SECTION 23. Section 1613.5 is hereby added to read as follows:

1613.5 Modifications to ASCE 7.

The text of ASCE 7 shall be modified as indicated in Sections 1613.5.1 through 1613.5.3.

1613.5.1 ASCE 7, 12.12.3.1, Exception 3.

Modify ASCE 7, Section 12.2.3.1, Exception 3, to read as follows:

3. Detached one- and two-family dwellings up to two stories in height of light frame construction.

1613.5.2 ASCE 7, Section 12.11.2.2.3.

Modify ASCE 7, Section 12.11.2.2.3, to read as follows:

12.11.2.2.3 Wood diaphragms.

The anchorage of concrete or masonry structural walls to wood diaphragms shall be in accordance with AWC SDPWS 4.1.5.1 and this sSection. Continuous ties required by this sSection shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toe nails or nails subject to withdrawal, nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective as providing ties or struts required by this Section.

For structures assigned to Seismic Design Category D, E, or F, wood diaphragms supporting concrete or masonry walls shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form subdiaphragms to transmit the anchorage forces to the main continuous crossties.

2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75 percent of the maximum diaphragm shear.

1613.5.3 ASCE 7, 12.12.3.

Modify ASCE 7 Equation 12.12-1 of Section 12.12.3 to read as follows:

$$\delta_M = \frac{C_d \delta_{max}}{I_e}$$

(Equation 12.12-1)

SECTION 24. Section 1613.6 is hereby added to read as follows:

1613.6 Seismic design provisions for hillside buildings.

1613.6.1 Purpose.

The purpose of this Section is to establish minimum regulations for the design and construction of new buildings and additions to existing buildings when constructing such buildings on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent). These regulations establish minimum standards for seismic force resistance to reduce the risk of injury or loss of life in the event of earthquakes.

1613.6.2 Scope.

The provisions of this Section shall apply to the design of the lateral-force-resisting system for hillside buildings at and below the base level diaphragm. The design of the lateral-force-resisting system above the base level diaphragm shall be in accordance with the provisions for seismic and wind design as required elsewhere in this Chapter.

Exceptions:

1. Non-habitable accessory buildings and decks not supporting or supported from the main building are exempt from these regulations.

2. Additions to existing buildings that do not exceed 10 percent of the existing floor area provided that the addition is being supported completely by the existing foundation.

1613.6.3 Definitions.

For the purposes of this Section certain terms are defined as follows:

BASE LEVEL DIAPHRAGM is the floor at, or closest to, the top of the highest level of the foundation.

DIAPHRAGM ANCHORS are assemblies that connect a diaphragm to the adjacent foundation at the uphill diaphragm edge.

DOWNHILL DIRECTION is the descending direction of the slope approximately perpendicular to the slope contours.

FOUNDATION is concrete or masonry that supports a building, including footings, stem walls, retaining walls, and grade beams.

FOUNDATION EXTENDING IN THE DOWNHILL DIRECTION is a foundation running downhill and approximately perpendicular to the uphill foundation.

HILLSIDE BUILDING is any building or portion thereof constructed on or into a slope steeper than one unit vertical in three units horizontal (33.3 percent). If only a portion of the building is supported on or into the slope, these regulations apply to the entire building.

PRIMARY ANCHORS are diaphragm anchors designed for and providing a direct connection as described in Sections 1613.6.5 and 1613.6.7.3 between the diaphragm and the uphill foundation.

SECONDARY ANCHORS are diaphragm anchors designed for and providing a redundant diaphragm to foundation connection, as described in Sections 1613.6.6 and 1613.6.7.4.

UPHILL DIAPHRAGM EDGE is the edge of the diaphragm adjacent and closest to the highest ground level at the perimeter of the diaphragm.

UPHILL FOUNDATION is the foundation parallel and closest to the uphill diaphragm edge.

1613.6.4 Analysis and design.

1613.6.4.1 General.

Every hillside building within the scope of this Section shall be analyzed, designed, and constructed in accordance with the provisions of this Chapter. When the code-prescribed wind design produces greater effects, the wind design shall govern, but detailing requirements and limitations prescribed in this Section and all referenced Sections shall be followed.

1613.6.4.2 Base level diaphragm-downhill direction.

The following provisions shall apply to the seismic analysis and design of the connections for the base level diaphragm in the downhill direction.

1613.6.4.2.1 Base for lateral force design defined.

For seismic forces acting in the downhill direction, the base of the building shall be the floor at, or closest to, the top of the highest level of the foundation.

1613.6.4.2.2 Base shear.

In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems. The total base shear shall include the forces tributary to the base level diaphragm, including forces from the base level diaphragm.

1613.6.5 Base shear resistance for primary anchors.

1613.6.5.1 General.

The base shear in the downhill direction shall be resisted through primary anchors from diaphragm struts provided in the base level diaphragm to the foundation.

1613.6.5.2 Location of primary anchors.

A primary anchor and diaphragm strut shall be provided in line with each foundation extending in the downhill direction. Primary anchors and diaphragm struts shall also be provided where interior vertical lateral-force-resisting elements occur above and in contact with the base level diaphragm. The spacing of primary anchors and diaphragm struts or collectors shall in no case exceed 30 feet (9,144 mm).

1613.6.5.3 Design of primary anchors and diaphragm struts.

Primary anchors and diaphragm struts shall be designed in accordance with the requirements of Section 1613.6.8.

1613.6.5.4 Limitations.

The following lateral-force-resisting elements shall not be designed to resist seismic forces below the base level diaphragm in the downhill direction:

1. Wood structural panel wall sheathing;

2. Cement plaster and lath;

3. Gypsum wallboard; and

4. Tension-only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.2 may be used to transfer forces from the primary anchors and diaphragm struts to the foundation provided lateral forces do not induce flexural stresses in any member of the frame or in the diaphragm struts. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.6.6 Base shear resistance for secondary anchors.

1613.6.6.1 General.

In addition to the primary anchors required by Section 1613.6.5, the base shear in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in the base level diaphragm.

Exception: Secondary anchors are not required where foundations extending in the downhill direction spaced at not more than 30 feet (9,144 mm) on center extend up to and are directly connected to the base level diaphragm for at least 70 percent of the diaphragm depth.

1613.6.6.2 Secondary anchor capacity and spacing.

Secondary anchors at the base level diaphragm shall be designed for a minimum force equal to the base shear, including forces tributary to the base level diaphragm, but not less than 600 pounds per lineal foot (8.76 kN/m). The secondary anchors shall be

uniformly distributed along the uphill diaphragm edge and shall be spaced at a maximum of four feet (1,219 mm) on center.

1613.6.6.3 Design.

Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.6.8.

1613.6.7 Diaphragms below the base level for downhill direction.

The following provisions shall apply to the lateral analysis and design of the connections for all diaphragms below the base level diaphragm in the downhill direction.

1613.6.7.1 Diaphragm defined.

Every floor level below the base level diaphragm shall be designed as a diaphragm.

1613.6.7.2 Design force.

Each diaphragm below the base level diaphragm shall be designed for all tributary loads at that level using a minimum seismic force factor not less than the base shear coefficient.

1613.6.7.3 Design force-resistance for primary anchors.

The design force described in Section 1613.5.7.2 shall be resisted through primary anchors from diaphragm struts provided in each diaphragm to the foundation. Primary anchors shall be provided and designed in accordance with the requirements and limitations of Section 1613.5.5.

1613.6.7.4 Design force-resistance for secondary anchors.

1613.6.7.4.1 General.

In addition to the primary anchors required in Section 1613.5.7.3, the design force in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in each diaphragm below the base level.

Exception: Secondary anchors are not required where foundations extending in the downhill direction, spaced at not more than 30 feet (9,144 mm) on center, extend up to and are directly connected to each diaphragm below the base level for at least 70 percent of the diaphragm depth.

1613.6.7.4.2 Secondary anchor capacity.

Secondary anchors at each diaphragm below the base level diaphragm shall be designed for a minimum force equal to the design force but not less than 300 pounds per lineal foot (4.38 kN/m). The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced at a maximum of four feet (1,219 mm) on center.

1613.6.7.4.3 Design.

Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.6.8.

1613.6.8 Primary and secondary anchorage and diaphragm strut design.

Primary and secondary anchors and diaphragm struts shall be designed in accordance with the following provisions:

1. Fasteners. All bolted fasteners used to develop connections to wood members shall be provided with square plate washers at all bolt heads and nuts. Washers shall be minimum 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Nuts shall be tightened to finger tight plus one-half (1/2) wrench turn prior to covering the framing.

2. Fastening. The diaphragm to foundation anchorage shall not be accomplished by the use of toenailing, nails subject to withdrawal, or wood in cross-grain bending or cross-grain tension.

3. Size of Wood Members. Wood diaphragm struts, collectors, and other wood members connected to primary anchors shall not be less than three-inch (76 mm) nominal width. The effects of eccentricity on wood members shall be evaluated as required per Item 9.

4. Design. Primary and secondary anchorage, including diaphragm struts, splices, and collectors shall be designed for 125 percent of the tributary force.

5. Allowable Stress Increase. The one-third allowable stress increase permitted under Section 1605.3.2 shall not be taken when the working (allowable) stress design method is used.

6. Steel Element of Structural Wall Anchorage System. The strength design forces for steel elements of the structural wall anchorage system, with the exception of anchor bolts and reinforcing steel, shall be increased by 1.4 times the forces otherwise required.

7. Primary Anchors. The load path for primary anchors and diaphragm struts shall be fully developed into the diaphragm and into the foundation. The foundation must be shown to be adequate to resist the concentrated loads from the primary anchors.

8. Secondary Anchors. The load path for secondary anchors and diaphragm struts shall be fully developed in the diaphragm but need not be developed beyond the connection to the foundation.

9. Symmetry. All lateral force foundation anchorage and diaphragm strut connections shall be symmetrical. Eccentric connections may be permitted when demonstrated by calculation or tests that all components of force have been provided for in the structural analysis or tests.

10. Wood Ledgers. Wood ledgers shall not be used to resist cross-grain bending or cross-grain tension.

1613.6.9 Lateral-force-resisting elements normal to the downhill direction.

1613.6.9.1 General.

In the direction normal to the downhill direction, lateral-force-resisting elements shall be designed in accordance with the requirements of this Section.

1613.6.9.2 Base shear.

In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems.

1613.6.9.3 Vertical distribution of seismic forces.

For seismic forces acting normal to the downhill direction the distribution of seismic forces over the height of the building using Section 12.8.3 of ASCE 7 shall be determined using the height measured from the top of the lowest level of the building foundation.

1613.6.9.4 Drift limitations.

The story drift below the base level diaphragm shall not exceed 0.007 times the story height at strength design force level. The total drift from the base level diaphragm to the top of the foundation shall not exceed 3/4 inch (19 mm). Where the story height or the height from the base level diaphragm to the top of the foundation varies because of a stepped footing or story offset, the height shall be measured from the average height of the top of the foundation. The story drift shall not be reduced by the effect of horizontal diaphragm stiffness.

1613.6.9.5 Distribution of lateral forces.

1613.6.9.5.1 General.

The design lateral force shall be distributed to lateral-force-resisting elements of varying heights in accordance with the stiffness of each individual element.

1613.6.9.5.2 Wood structural panel sheathed walls.

The stiffness of a stepped wood structural panel shear wall may be determined by dividing the wall into adjacent rectangular elements, subject to the same top of wall deflection. Deflections of shear walls may be estimated by AWC SDPWS Section 4.3.2. Sheathing and fastening requirements for the stiffest section shall be used for the entire

wall. Each section of wall shall be anchored for shear and uplift at each step. The minimum horizontal length of a step shall be 8 feet (2438 mm) and the maximum vertical height of a step shall be 2 feet, 8 inches (813 mm).

1613.6.9.5.3 Reinforced concrete or masonry shear walls.

Reinforced concrete or masonry shear walls shall have forces distributed in proportion to the rigidity of each section of the wall.

1613.6.9.6 Limitations.

The following lateral force-resisting-elements shall not be designed to resist lateral forces below the base level diaphragm in the direction normal to the downhill direction:

1. Cement plaster and lath;
2. Gypsum wallboard; and
3. Tension-only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.1.2 of this Code may be designed as lateral-force-resisting elements in the direction normal to the downhill direction, provided lateral forces do not induce flexural stresses in any member of the frame. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.6.10 Specific design provisions.

1613.6.10.1 Footings and grade beams.

All footings and grade beams shall comply with the following:

1. Grade beams shall extend at least 12 inches (305 mm) below the lowest adjacent grade and provide a minimum 24-inch (610 mm) distance horizontally from the bottom outside face of the grade beam to the face of the descending slope.

2. Continuous footings shall be reinforced with at least two No. 4 reinforcing bars at the top and two No. 4 reinforcing bars at the bottom.

3. All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.

4. All concrete stem walls shall extend from the foundation and be reinforced as required for concrete or masonry walls.

1613.6.10.2 Protection against decay and termites.

All wood to earth separation shall comply with the following:

1. Where a footing or grade beam extends across a descending slope, the stem wall, grade beam, or footing shall extend up to a minimum 18 inches (457 mm) above the highest adjacent grade.

Exception: At paved garage and doorway entrances to the building, the stem wall need only extend to the finished concrete slab, provided the wood framing is protected with a moisture proof barrier.

2. Wood ledgers supporting a vertical load of more than 100 pounds per lineal foot (1.46 kN/m) based on Allowable Stress Design (ASD) levels and located within 48 inches (1219 mm) of adjacent grade are prohibited. Galvanized steel ledgers and anchor bolts, with or without wood nailers, or treated or decay resistant sill plates supported on a concrete or masonry seat, may be used.

1613.6.10.3 Sill plates.

All sill plates and anchorage shall comply with the following:

1. All wood framed walls, including nonbearing walls, when resting on a footing, foundation, or grade beam stem wall, shall be supported on wood sill plates bearing on a level surface.

2. Power-driven fasteners shall not be used to anchor sill plates except at interior nonbearing walls not designed as shear walls.

1613.6.10.4 Column base plate anchorage.

The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4000 pounds (17.8 kN) or more based on ASD levels, and the base plate for a steel column shall comply with the following:

1. When the post or column is supported on a pedestal extending above the top of a footing or grade beam, the pedestal shall be designed and reinforced as required for concrete or masonry columns. The pedestal shall be reinforced with a minimum of four No. 4 bars extending to the bottom of the footing or grade beam. The top of exterior pedestals shall be sloped for positive drainage.

2. The base plate anchor bolts or the embedded portion of the post base, and the vertical reinforcing bars for the pedestal, shall be confined with two No. 4 or three No. 3 ties within the top five inches (127 mm) of the concrete or masonry pedestal. The base plate anchor bolts shall be embedded a minimum of 20 bolt diameters into the concrete or masonry pedestal. The base plate anchor bolts and post bases shall be galvanized and each anchor bolt shall have at least two galvanized nuts

above the base plate.

1613.6.10.5 Steel beam to column supports.

All steel beam to column supports shall be positively braced in each direction. Steel beams shall have stiffener plates installed on each side of the beam web at the column. The stiffener plates shall be welded to each beam flange and the beam web. Each brace connection or structural member shall consist of at least two 5/8 inch (15.9 mm) diameter machine bolts.

SECTION 25. Section 1613.7 is hereby added to read as follows:

1613.7 Suspended ceilings.

Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Section 2506.2.1 and this Section.

1613.7.1 Scope.

This part contains special requirements for suspended ceilings and lighting systems. Provisions of Section 13.5.6 of ASCE 7 shall apply except as modified herein.

1613.7.2 General.

The suspended ceilings and lighting systems shall be limited to 6 feet (1828 mm) below the structural deck unless the lateral bracing is designed by a licensed engineer or architect.

1613.7.3 Sprinkler heads.

All sprinkler heads (drops) except fire-resistance-rated floor/ceiling or roof/ceiling assemblies, shall be designed to allow for free movement of the sprinkler pipes with oversize rings, sleeves or adaptors through the ceiling tile. Sprinkler heads and other

penetrations shall have a 2-inch (50mm) oversize ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1 inch (25mm) in all horizontal directions. Alternatively, a swing joint that can accommodate 1 inch (25 mm) of ceiling movement in all horizontal directions is permitted to be provided at the top of the sprinkler head extension.

Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling assemblies shall comply with Section 714.

1613.7.4 Special requirements for means of egress.

Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions.

1613.7.4.1 General.

Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural deck along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

1613.7.4.2 Assembly device.

All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot (1219 mm) radius of the exit lights and exit signs.

1613.7.4.3 Emergency systems.

Independent supports and braces shall be provided for light fixtures required for

exit illumination. Power supply for exit illumination shall comply with the requirements of Section 1008.3.

1613.7.4.4 Supports for appendages.

Separate support from the structural deck shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

SECTION 26. Section 1704.2.3 is hereby amended to read as follows:

1704.2.3 Statement of special inspections.

The applicant shall submit a statement of special inspections in accordance with Section 106.4~~107.1, *Chapter 1, Division II*~~, as a condition for permit issuance. This statement shall be in accordance with Section 1704.3.

. . .

SECTION 27. Section 1704.6 is hereby amended to read as follows:

1704.6 Structural observations.

Where required by the provisions of Section 1704.6.1, 1704.6.2, or 1704.6.3, the owner or the owner's authorized agent shall employ a ~~registered design professional~~structural observer to perform structural observations. Structural observation does not include or waive the responsibility for the inspections in Section ~~110~~108 or the special inspections in Section 1705 or other sections of this ~~c~~Code. The structural observer shall be one of the following individuals:

1. The registered design professional responsible for the structural design, or

2. A registered design professional designated by the registered design professional responsible for the structural design.

Prior to the commencement of observations, the structural observer shall submit to the ~~b~~Building ~~o~~Official a written statement identifying the frequency and extent of structural observations.

~~At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.~~

The owner or owner's authorized agent shall coordinate and call a preconstruction meeting between the structural observer, contractors, affected subcontractors, and special inspectors. The structural observer shall preside over the meeting. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load resisting systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the report submitted to the Building Official.

Observed deficiencies shall be reported in writing to the owner or owner's authorized agent, special inspector, contractor, and the Building Official. Upon the form prescribed by the Building Official, the structural observer shall submit to the Building Official a written statement at each significant construction stage stating that the site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved. A final report by the structural observer, which states that all observed deficiencies have been resolved, is required before acceptance of the work by the Building Official.

SECTION 28. Section 1704.6.2 is hereby amended to read as follows:

1704.6.2 Structural observations for seismic resistance.

. . .

2. The structure ~~is assigned to Seismic Design Category E,~~ is classified as Risk Category I or II, and ~~is greater than two stories one stories above grade plane~~a lateral design is required for the structure or portion thereof.

Exception: One-story wood framed Group R-3 and Group U Occupancies less than 2,000 square feet in area, provided the adjacent grade is not steeper than 1 unit vertical in 10 units horizontal (10 percent sloped), assigned to Seismic Design Category D.

SECTION 29. Section 1705.3 is hereby amended to read as follows:

1705.3 Concrete Construction.

Special inspections and tests of concrete construction shall be performed in accordance with this sSection and Table 1705.3.

Exception: Special inspections and tests shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock where the structural design of the footing is based on a specified compressive strength (f'c) not greater than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.

. . .

~~4. Concrete foundation walls constructed in accordance with Table~~

~~1807.1.6.2.~~

~~5~~4. Concrete patios, ~~driveways~~ and sidewalks, on grade.

SECTION 30. Section 1705.12 is hereby amended to read as follows:

1705.12 Special inspections for seismic resistance.

. . .

Exception: The special inspections specified in Sections 1705.12.1 through 1705.12.9 are not required for structures designed and constructed in accordance with one of the following:

. . .

3. The structure is a detached one- or two-family dwelling not exceeding two stories above grade plane, provided the structure is not assigned to Seismic Design Category D, E, or F and does not have any of the following horizontal or vertical irregularities in accordance with Section 12.3 of ASCE 7:

. . .

SECTION 31. Section 1807.1.4 is hereby amended to read as follows:

1807.1.4 Permanent wood foundations systems.

Permanent wood foundation systems shall be designed and installed in accordance with AWC PWF. Lumber and plywood shall be preservative-treated in accordance with AWPA U1 (Commodity Specification A, Special Requirement 4.2), and shall be identified in accordance with Section 2303.1.9.1. Permanent wood foundation systems shall not be used for structures assigned to Seismic Design Category D, E, or F.

SECTION 32. Section 1807.1.6 is hereby amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls.

Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this ~~s~~Section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E, or F.

SECTION 33. Section 1807.2 is hereby amended to read as follows:

1807.2 Retaining walls.

Retaining walls shall be designed in accordance with Section 1807.2.1 through 1807.2.3. Retaining walls assigned to Seismic Design Category D, E, or F shall not be partially or wholly constructed of wood.

SECTION 34. Section 1807.3.1 is hereby amended to read as follows:

1807.3.1 Limitations.

The design procedures outlined in this ~~s~~Section are subject to the following limitations:

1. The frictional resistance for structural walls and slabs on silts and clays shall be limited to one-half of the normal force imposed on the soils by the weight of the fooling or slab.

2. Posts embedded in earth shall not be used to provide lateral support for structural or nonstructural materials such as plaster, masonry or concrete unless bracing is provided that develops the limited deflection required.

Wood poles shall be treated in accordance with AWPA U1 for sawn timber posts (Commodity Specification A, Use Category 4B) and for round timber posts (Commodity Specification B, Use Category 4B). Wood poles and posts embedded in direct contact with soil shall not be used for structures assigned to Seismic Design Category D, E, or F.

Wood poles and posts embedded in accordance with Methods 2 and 3 of Section 1807.3.3 shall not be permitted for structures assigned to Seismic Design Category D, E, or F, except when used to support nonhabitable, nonoccupiable structures such as fences when approved by the Building Official.

SECTION 35. Section 1809.3 is hereby amended to read as follows:

1809.3 Stepped footings.

. . .

For structures assigned to Seismic Design Category D, E, or F, the stepping requirement shall also apply to the top surface of continuous footings supporting walls. Footings shall be reinforced with four No. 4 reinforcing bars. Two bars shall be located at the top and bottom of the footings as shown in Figure 1809.3.

SECTION 36. Figure 1809.3 is hereby added to read as follows:

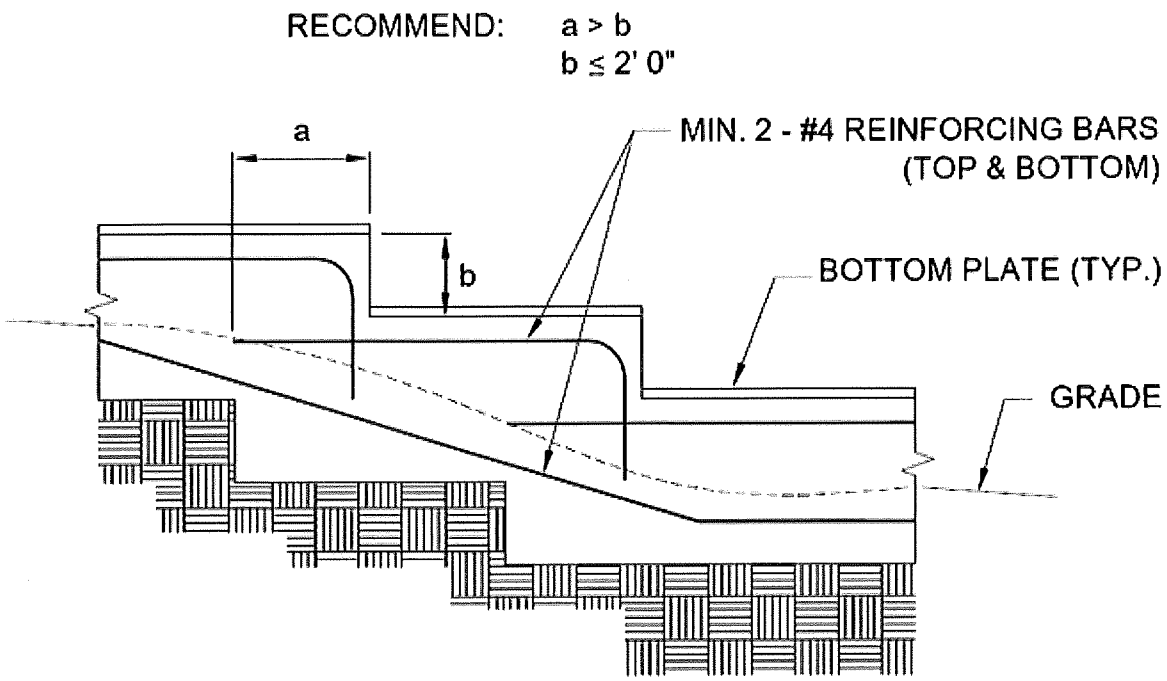


FIGURE 1809.3

STEPPED FOOTING

SECTION 37. Section 1809.7 is hereby amended to read as follows:

1809.7 Prescriptive footings for light-frame construction.

Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7. Prescriptive footings in accordance with Table 1809.7 shall not be used to support structures that exceed one story above grade plane and are assigned to Seismic Design Category D, E, or F.

SECTION 38. Table 1809.7 is hereby amended to read as follows:

TABLE 1809.7

PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF

LIGHT-FRAME CONSTRUCTION [a, b, c, d, e]

NUMBER OF FLOORS SUPPORTED BY THE FOOTING[f]	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	12	6
2	15	6
3	18	8[g]

. . .

c. ~~Interior stud-bearing walls shall be permitted to be supported by isolated footings. The footing width and length shall be twice the width shown in this table, and footings shall be spaced not more than 6 feet on center.~~ [Reserved].

. . .

g. ~~Plain concrete footings for Group R-3 occupancies shall be permitted to be 6 inches thick.~~

SECTION 39. Section 1809.12 is hereby amended to read as follows:

1809.12 Timber footings.

Timber footings shall be permitted for buildings of Type V construction and as otherwise approved by the ~~b~~Building ~~o~~Official. Such footings shall be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B). Treated timbers are not required where placed entirely below permanent water level, or where used as capping for wood piles that project above the water level over submerged or marsh lands. The compressive stresses perpendicular to grain in untreated timber footings supported upon treated piles shall not exceed 70 percent of the allowable

stresses for the species and grade of timber as specified in the ~~AF&PA~~AWC NDS. Timber footings shall not be used in structures assigned to Seismic Design Category D, E, or F.

SECTION 40. Section 1810.3.2.4 is hereby amended to read as follows:

1810.3.2.4 Timber.

Timber deep foundation elements shall be designed as piles or poles in accordance with ANSI/AWC NDS. Round timber elements shall conform to ASTM D25. Sawn timber elements shall conform to DOC PS-20. Timber shall not be used in structures assigned to Seismic Design Category D, E, or F.

SECTION 41. Section 1905.1 is hereby amended to read as follows:

1905.1 General.

The text of ACI 318 shall be modified as indicated in Sections 1905.1.1 through 1905.1.~~8~~11.

SECTION 42. Section 1905.1.7 is hereby amended to read as follows:

1905.1.7 ACI 318, Section 14.1.4.

Delete ACI 318, Section 14.1.4, and replace with the following:

. . .

14.1.4.1 – Structures assigned to Seismic Design Category C, D, E, or F shall not have elements of structural plain concrete, except as follows:

(a) ~~Structural plain concrete basement, foundation or other walls below the base as defined in ASCE 7 are permitted in detached one- and two-family dwellings three stories or less in height constructed with stud-bearing walls. In dwellings assigned~~

~~to Seismic Design Category D or E, the height of the wall shall not exceed 8 feet (2438 mm), the thickness shall not be less than 7½ inches (190 mm), and the wall shall retain no more than 4 feet (1219 mm) of unbalanced fill. Walls shall have reinforcement in accordance with 14.6.1.~~Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement or cementious material per cubic yard.

(b) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

~~Exception: In detached one- and two-family dwellings three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.~~

(c) Plain concrete footings supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. ~~For footings that exceed 8 inches (203 mm) in thickness, a~~A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

~~Exceptions:~~

~~1. In Seismic Design Categories A, B and C, d~~Detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls are permitted to have plain concrete footings ~~without longitudinal reinforcement~~with at least two continuous longitudinal reinforcing bars not smaller than No. 4 and a total area of

less than 0.002 times the gross cross-sectional area of the footing.

~~2. For foundation systems consisting of a plain concrete footing and a plain concrete stemwall, a minimum of one bar shall be provided at the top of the stemwall and at the bottom of the footing.~~

~~3. Where a slab on ground is cast monolithically with the footing, one No. 5 bar is permitted to be located at either the top of the slab or bottom of the footing.~~

SECTION 43. Section 1905.1.8 is hereby amended to read as follows:

1905.1.8 ACI 318, Section 17.2.3.

These requirements shall be applicable to all buildings. Modify ACI 318, Sections 17.2.3.4.2, 17.2.3.4.3 (d), and 17.2.3.5.2 to read as follows:

. . .

SECTION 44. Section 1905.1.9 is hereby added to read as follows:

1905.1.9. ACI 318, Section 18.7.5.

Modify ACI 318, Section 18.7.5, by adding Sections 18.7.5.7 and 18.7.5.8 as follows:

18.7.5.7 Where the calculated point of contraflexure is not within the middle half of the member clear height, provide transverse reinforcement as specified in ACI 318, Sections 18.7.5.1, Items (a) through (c), over the full height of the member.

18.7.5.8 At any section where the design strength, φP_n, of the column is less than the sum of the shears V_e computed in accordance with ACI 318, Sections 18.7.6.1 and 18.6.5.1, for all the beams framing into the column above the level under consideration, transverse reinforcement as specified in ACI 318, Sections 18.7.5.1

through 18.7.5.3, shall be provided. For beams framing into opposite sides of the column, the moment components may be assumed to be of opposite sign. For the determination of the design strength, φP_n, of the column, these moments may be assumed to result from the deformation of the frame in any one principal axis.

SECTION 45. Section 1905.1.10 is hereby added to read as follows:

1905.1.10. ACI 318, Section 18.10.4.

Modify ACI 318, Section 18.10.4, by adding Section 18.10.4.6 as follows:

18.10.4.6 Walls and portions of walls with $P_u > 0.35P_o$ shall not be considered to contribute to the calculated shear strength of the structure for resisting earthquake-induced forces. Such walls shall conform to the requirements of ACI 318, Section 18.14.

SECTION 46. Section 1905.1.11 is hereby added to read as follows:

1905.1.11 ACI 318, Section 18.12.6.

Modify ACI 318, by adding Section 18.12.6.2, as follows:

18.12.6.2 Collector and boundary elements in topping slabs placed over precast floor and roof elements shall not be less than 3 inches (76 mm) or 6 d_b in thickness, where d_b is the diameter of the largest reinforcement in the topping slab.

SECTION 47. Section 2304.10.1 is hereby amended to read as follows:

2304.10.1 Fastener requirements.

Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2301.2. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.1.

Staple fasteners in Table 2304.10.1 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E, or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

SECTION 48. Table 2304.10.1 is hereby amended to read as follows:

TABLE 2304.10.1

FASTENING SCHEDULE[e]

. . .

e. Staples shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E, or F.

SECTION 49. Section 2304.10.2.1 is hereby added to read as follows:

2304.10.2.1 Quality of nails.

In Seismic Design Category D, E, or F, mechanically-driven nails used in wood structural panel shear walls shall meet the same dimensions as that required for hand-driven nails, including diameter, minimum length, and minimum head diameter. Clipped head or box nails are not permitted in new construction. The allowable design value for clipped head nails in existing construction may be taken at no more than the nail-head-area ratio of that of the same size hand-driven nails.

SECTION 50. Section 2304.12.5 is hereby amended to read as follows:

2304.12.5 Wood used in retaining walls and cribs.

Wood installed in retaining or crib walls shall be preservative treated in accordance with AWPA U1 for soil and fresh water use. Wood shall not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E, or F.

SECTION 51. Section 2305.4 is hereby added to read as follows:

2305.4 Hold-down connectors.

In Seismic Design Category D, E, or F, hold-down connectors shall be designed to resist shear wall overturning moments using 75 percent of the allowable seismic load values. Such values shall be established in a valid research report from approved sources or by accepted engineering practice and the provisions of this Code.

Exception: Values established by specialized cyclic and dynamic testing may be used when approved by the Building Official in accordance with Section 104.2.8.

Connector bolts into wood framing shall require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.229 inches by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Hold-down connectors shall be tightened to finger tight plus one-half (1/2) wrench turn just prior to covering the wall framing.

SECTION 52. Section 2306.2 is hereby amended to read as follows:

2306.2 Wood-frame diaphragms.

Wood-frame diaphragms shall be designed and constructed in accordance with AWC SDPWS. Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear

values set forth in Table 2306.2(1) or 2306.2(2) shall only be permitted for structures assigned to Seismic Design Category A, B, or C.

Exception: Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the Building Official.

The allowable shear values in Tables 2306.2(1) and 2306.2(2) are permitted to be increased 40 percent for wind design.

Wood structural panel diaphragms used to resist seismic forces in structures assigned to Seismic Design Category D, E or F shall be applied directly to the framing members.

Exception: Wood structural panel diaphragms are permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

SECTION 53. Section 2306.3 is hereby amended to read as follows:

2306.3 Wood-frame shear walls.

Wood-frame shear walls shall be designed and constructed in accordance with AWC SDPWS. For structures assigned to Seismic Design Category D, E, or F, application of Tables 4.3A and 4.3B of AWC SDPWS shall include the following:

1. Wood structural panel thickness for shear walls shall not be less than 3/8 inch thick and studs shall not be spaced at more than 16 inches on center.

2. The maximum nominal unit shear capacities for 3/8 inch wood structural panels resisting seismic forces in structures assigned to Seismic Design Category D, E, or F is 400 pounds per linear foot (plf).

Exception: Other nominal unit shear capacities may be permitted if such values are substantiated by cyclic testing and approved by the Building Official.

3. Nails shall be placed not less than 1/2 inch from the panel edges and not less than 3/8 inch from the edge of the connecting members for shear greater than 350 plf using ASD or 500 plf using LRFD. Nails shall be placed not less than 3/8 inch from panel edges and not less than 1/4 inch from the edge of the connecting members for shears of 350 plf or less using ASD or 500 plf or less using LRFD.

4. Table 4.3B application is not allowed for structures assigned to Seismic Design Category D, E, or F.

For structures assigned to Seismic Design Category D, E, or F, application of Table 4.3C of AWC SDPWS shall not be used below the top level in a multi-level building.

Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear values set forth in Table 2306.3(1), 2306.3(2) or 2306.3(3) shall only be permitted for structures assigned to Seismic Design Category A, B, or C.

Exception: Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the Building Official.

The allowable shear values in Tables 2306.3(1) and 2306.3(2) are permitted to be increased 40 percent for wind design. Panels complying with ANSI/APA PRP-210 shall be permitted to use design values for Plywood Siding in the AWC SDPWS.

Wood structural panel shear walls used to resist seismic forces in structures assigned to Seismic Design Category D, E, or F shall be applied directly to the framing members.

SECTION 54. Section 2307.2 is hereby added to read as follows:

2307.2 Wood-frame panel shear walls.

Wood-frame shear walls shall be designed and constructed in accordance with Section 2306.3 as applicable.

SECTION 55. Table 2308.6.1 is hereby amended to read as follows:

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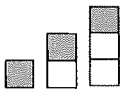
TABLE 2308.6.1[a]
WALL BRACING REQUIREMENTS

SEISMIC DESIGN CATEGORY	STORY CONDITION (SEE SECTION 2308.2)	MAXIMUM SPACING OF BRACED WALL LINES	BRACED PANEL LOCATION, SPACING (O.C.) AND MINIMUM PERCENTAGE (X)			MAXIMUM DISTANCE OF BRACED WALL PANELS FROM EACH END OF BRACED WALL LINE
			Bracing method[b]			
			LIB	DWB, WSP	SFB, PBS, PCP, HPS, GB[c,d]	
A and B		35′- 0″	Each end and ≤ 25′- 0″ o.c.	Each end and ≤ 25′- 0″ o.c.	Each end and ≤ 25′- 0″ o.c.	12′- 6″
		35′- 0″	Each end and ≤ 25′- 0″ o.c.	Each end and ≤ 25′- 0″ o.c.	Each end and ≤ 25′- 0″ o.c.	12′- 6″
		35′- 0″	NP	Each end and ≤ 25′- 0″ o.c.	Each end and ≤ 25′- 0″ o.c.	12′- 6″
C		35′- 0″	NP	Each end and ≤ 25′- 0″ o.c.	Each end and ≤ 25′- 0″ o.c.	12′- 6″
		35′- 0″	NP	Each end and ≤ 25′- 0″ o.c. (minimum 25% of wall length)[e]	Each end and ≤ 25′- 0″ o.c. (minimum 25% of wall length)[e]	12′- 6″
D and E [f, g, h]		25′- 0″	NP	S_{DS} < 0.50: Each end and ≤ 25′- 0″ o.c. (minimum 21% of wall length)[e]	S_{DS} < 0.50: Each end and ≤ 25′- 0″ o.c. (minimum 43% of wall length)[e]	8′- 0″
				0.5 ≤ S_{DS} < 0.75: Each end and ≤ 25′- 0″ o.c. (minimum 32% of wall length)[e]	0.5 ≤ S_{DS} < 0.75: Each end and ≤ 25′- 0″ o.c. (minimum 59% of wall length)[e]	
				0.75 ≤ S_{DS} ≤ 1.00: Each end and ≤ 25′- 0″ o.c. (minimum 37% of wall length)[e]	0.75 ≤ S_{DS} ≤ 1.00: Each end and ≤ 25′- 0″ o.c. (minimum 75% of wall length)	
				S_{DS} > 1.00: Each end and ≤ 25′- 0″ o.c. (minimum 48% of wall length)[e]	S_{DS} > 1.00: Each end and ≤ 25′- 0″ o.c. (minimum 100% of wall length)[e]	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

NP = Not Permitted.

a. This table specifies minimum requirements for braced wall panels along interior or exterior braced wall lines.

b. See Section 2308.6.3 for full description of bracing methods.

c. For Method GB, gypsum wallboard applied to framing supports that are spaced at 16 inches on center.

d. The required lengths shall be doubled for gypsum board applied to only one face of a braced wall panel.

e. Percentage shown represents the minimum amount of bracing required along the building length (or wall length if the structure has an irregular shape).

f. DWB, SFB, PBS, and HPS wall braces are not permitted in Seismic Design Catergories D or E.

g. Minimum length of panel bracing of one face of the wall for WSP sheathing shall be at least 4'-0" long or both faces of the wall for GB or PCP sheathing shall be at least 8'-0" long; h/w ratio shall not exceed 2:1. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide factual 1 1/2 inch (38 mm) or larger members and spaced a maximum of 16 inches on center. Braced wall panel construction types shall not be mixed within a braced wall line.

h. WSP sheathing shall be a minimum of 15/32" thick nailed with 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.

SECTION 56. Section 2308.6.5.1 is hereby amended to read as follows:

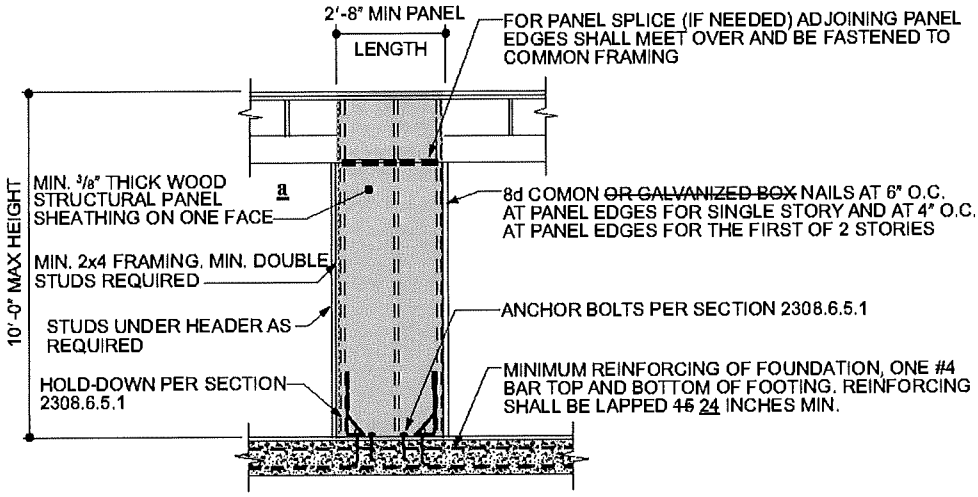
2308.6.5.1 Alternate braced wall (ABW).

An ABW shall be constructed in accordance with this section and Figure 2308.6.5.1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8-inch (3.2 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.10.1 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section 2308.3.1 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer's recommendations. The ABW shall be supported directly on a foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12- inch (305 mm by 305 mm) continuous footing ~~or turned-down slab edge~~ is permitted at door openings in the braced wall line.

This continuous footing ~~or turned-down slab~~ edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped ~~15~~24 inches (~~381~~610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

. . .

SECTION 57. Figure 2308.6.5.1 is hereby amended to read as follows:



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.

FIGURE 2308.6.5.1
ALTERNATE BRACED WALL PANEL (ABW)

SECTION 58. Section 2308.6.5.2 is hereby amended to read as follows:

2308.6.5.2 Portal frame with hold-downs (PFH).

A PFH shall be constructed in accordance with this section and Figure 2308.6.5.2. The adjacent door or window opening shall have a full-length header.

In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch (9.5 mm) minimum-thickness wood

structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure 2308.6.5.2. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports and in accordance with Figure 2308.6.5.2. The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure 2308.6.5.2. A built-up header consisting of at least two 2-inch by 12-inch (51 mm by 305 mm) boards, fastened in accordance with Item 24 of Table 2304.10.1 shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1,000 pounds (4,400 N) shall fasten the header to the inner studs opposite the sheathing. One anchor bolt not less than 5/8 inch (15.9 mm) diameter and installed in accordance with Section 2308.3.1 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a hold-down device fastened to the foundation with an uplift capacity of not less than 3,500 pounds (15 570 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than

1,000 pounds (4400 N) shall fasten the header to the bearing studs. The bearing studs shall also have a hold-down device fastened to the foundation with an uplift capacity of not less than 1,000 pounds (4400 N). The hold-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The PFH panels shall be supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing ~~or turned-down slab edge~~ is permitted at door openings in the braced wall line. This continuous footing ~~or turned-down slab edge~~ shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than ~~15~~24 inches (~~381~~610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

. . .

SECTION 59. Figure 2308.6.5.1 is hereby amended to read as follows:

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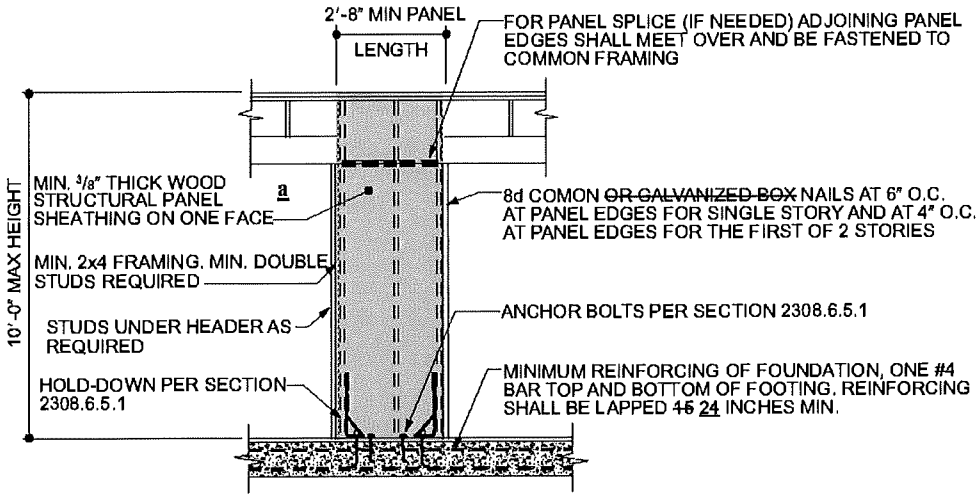


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.

FIGURE 2308.6.5.1
ALTERNATE BRACED WALL PANEL (ABW)

SECTION 60. Section 2308.6.8.1 is hereby amended to read as follows:

2308.6.8.1 Foundation requirements.

. . .

Exception: For structures with a maximum plan dimension not more than 50 feet (15240 mm), continuous foundations are required at exterior walls only for structures assigned to Seismic Design Category A, B, or C.

For structures in Seismic Design Categories D and E, exterior braced wall panels shall be in the same plane vertically with the foundation or the portion of the structure containing the offset shall be designed in accordance with accepted engineering practice and Section 2308.1.1.

~~**Exceptions:**~~

~~1. Exterior braced wall panels shall be permitted to be located not more than~~

4 feet (1219 mm) from the foundation below where supported by a floor constructed in accordance with all of the following:

1.1. Cantilevers or setbacks shall not exceed four times the nominal depth of the floor joists.

1.2. Floor joists shall be 2 inches by 10 inches (51 mm by 254 mm) or larger and spaced not more than 16 inches (406 mm) on center.

1.3. The ratio of the back span to the cantilever shall be not less than 2 to 1.

1.4. Floor joists at ends of braced wall panels shall be doubled.

1.5. A continuous rim joist shall be connected to the ends of cantilevered joists. The rim joist is permitted to be spliced using a metal tie not less than 0.058 inch (1.47 mm) (16 galvanized gage) and 11/2 inches (38 mm) in width fastened with six 16d common nails on each side. The metal tie shall have a yield stress not less than 33,000 psi (227 MPa).

1.6. Joists at setbacks or the end of cantilevered joists shall not carry gravity loads from more than a single story having uniform wall and roof loads nor carry the reactions from headers having a span of 8 feet (2438 mm) or more.

2. The end of a required braced wall panel shall be allowed to extend not more than 1 foot (305 mm) over an opening in the wall below. This requirement is applicable to braced wall panels offset in plane and braced wall panels offset out of plane as permitted by Exception 1. Braced wall panels are permitted to extend over an opening not more than 8 feet (2438 mm) in width where the header is a 4-inch by 12-

~~inch (102 mm by 305 mm) or larger member.~~

SECTION 61. Section 2308.6.9 is hereby amended to read as follows:

2308.6.9 Attachment of sheathing.

Fastening of braced wall panel sheathing shall not be less than that prescribed in Tables 2308.6.1 or 2304.10.1. Wall sheathing shall not be attached to framing members by adhesives. Staple fasteners in Table 2304.10.1 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E, or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inch (6096 mm) intervals along the top plate of discontinuous vertical framing.

SECTION 62. Section 3101.1 is hereby amended to read as follows:

3101.1 Scope.

The provisions of this chapter shall govern special building construction including membrane structures, temporary structures, pedestrian walkways and tunnels, automatic vehicular gates, awnings and canopies, marquees, signs, towers, antennas,

relocatable buildings, swimming pool enclosures and safety devices, ~~and~~ solar energy systems, and intermodal shipping containers.

SECTION 63. Section 3114 is hereby added to read as follows:

SECTION 3114 INTERMODAL SHIPPING CONTAINERS

3114.1 General.

The provisions of Section 3114 and other applicable sections of this Code shall apply to intermodal shipping containers that are repurposed for use as buildings or structures or as a part of buildings or structures.

Exceptions:

1. Stationary storage battery arrays located in intermodal shipping containers complying with Title 32 – Fire Code, of the Los Angeles County Code, Chapter 12.

2. Intermodal shipping containers that are listed as equipment complying with the standard for equipment, such as air chillers, engine generators, modular datacenters, and other similar equipment.

3. Intermodal shipping containers that comply with all of the following:

3.1. Single-unit stand-alone intermodal shipping containers that are supported at grade level and used only for occupancies as specified under Risk Category I in Table 1604.5;

3.2. Single-unit stand-alone intermodal shipping containers that are located a minimum of 8 feet from adjacent structures and are not connected to a fuel gas system or fuel gas utility; and

3.3. In flood hazard areas, single-unit stand-alone intermodal shipping containers that are designed in accordance with the applicable provisions of Chapter 16.

4. Intermodal shipping containers approved as temporary structures complying with Section 3103.

5. Single-unit stand-alone intermodal shipping containers used as temporary storage or construction trailer on active construction sites. Construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to, offices, meeting rooms, plan rooms, other administrative or support functions shall not be exempt from Section 3114.

3114.2 Construction documents.

The construction documents shall contain information to verify the dimensions and establish the physical properties of the steel and wood floor components of the intermodal shipping container in addition to the information required by Sections 106.4 and 1603.

3114.3 Intermodal shipping container information.

Intermodal shipping containers shall bear the manufacturer's existing data plate containing the following information as required by ISO 6346 and verified by an approved agency. A report of the verification process and findings shall be provided to the building owner and the Building Official.

1. Manufacturer's name or identification number

2. Date manufactured

3. Safety approval number

4. Identification number

5. Maximum operating gross mass or weight (kg) (lbs)

6. Allowable stacking load for 1.8G (kg) (lbs)

7. Transverse racking test force (Newtons)

8. Valid maintenance examination date

Where approved by the Building Official, the markings and manufacturer's existing data plate are permitted to be removed from the intermodal shipping containers before they are repurposed for use as buildings or structures or as part of buildings or structures.

3114.4 Protection against decay and termites.

Wood structural floors of intermodal shipping containers shall be protected from decay and termites in accordance with the applicable provisions of Section 2304.12.1.1.

3114.5 Under-floor ventilation.

The space between the bottom of the floor joists and the earth under any intermodal shipping container, except spaces occupied by basements and cellars, shall be provided with ventilation in accordance with Section 1202.4.

3114.6 Roof assemblies.

Intermodal shipping container roof assemblies shall comply with the applicable requirements of Chapter 15.

Exception: Single-unit stand-alone intermodal shipping containers not attached to, or stacked vertically over, other intermodal shipping containers, buildings, or structures.

3114.7 Joints and voids.

Joints and voids that create concealed spaces between intermodal shipping containers that are connected or stacked, at fire-resistance-rated walls, at floor or floor/ceiling assemblies, and at roofs or roof/ceiling assemblies shall be protected by an approved fire-resistant joint system in accordance with Section 715.

3114.8 Structural.

Intermodal shipping containers that conform to ISO 1496-1 and are repurposed for use as buildings or structures, or as a part of buildings or structures, shall be designed in accordance with Chapter 16 and this Section.

3114.8.1 Foundations.

Intermodal shipping containers repurposed for use as a permanent building or structure shall be supported on foundations or other supporting structures designed and constructed in accordance with Chapters 16 through 23.

3114.8.1.1 Anchorage.

Intermodal shipping containers shall be anchored to foundations or other supporting structures as necessary to provide a continuous load path for all applicable design and environmental loads in accordance with Chapter 16.

3114.8.2 Welds.

All new welds and connections shall be equal to or greater than the original connections.

3114.8.3 Openings in containers.

Where openings are made in container walls, floors, and roofs for doors, windows, and other similar openings:

1. The openings shall be framed with steel elements that are designed in accordance with Chapters 16 and 22.

2. The cross section and material grade of any new steel element shall be equal to or greater than the steel element removed.

3114.8.4 Detailed structural design procedure.

A structural analysis meeting the requirements of this Section shall be provided to the Building Official to demonstrate the structural adequacy of the intermodal shipping containers.

Exception: Intermodal shipping containers that meet the limitations of Section 3114.8.5.1 and are designed in accordance with the simplified procedure in Section 3114.8.5.

3114.8.4.1 Material properties.

Structural material properties for existing intermodal shipping container steel components shall be established by material testing where the steel grade and composition cannot be identified by the manufacturer's designation as to manufacture and mill test.

3114.8.4.2 Seismic design parameters.

The seismic force-resisting system shall be designed and detailed in accordance with one of the following:

1. Where all or portions of the intermodal shipping container sides are considered to be the seismic force-resisting system, design and detailing shall be in accordance with the ASCE 7, Table 12.2-1, requirements for light-frame bearing-wall systems with shear panels of all other materials,

2. Where portions of intermodal shipping container sides are retained, but are not considered to be the seismic force-resisting system, an independent seismic force-resisting system shall be selected, designed, and detailed in accordance with ASCE 7, Table 12.2-1, or

3. Where portions of the intermodal shipping container sides are retained and integrated into a seismic force-resisting system other than as permitted by Section 3114.8.4.2, Item 1, seismic design parameters shall be developed from testing and analysis in accordance with Section 104.2.8 and ASCE 7, Section 12.2.1.1 or 12.2.1.2.

3114.8.4.3 Allowable shear value.

The allowable shear values for the intermodal shipping container side walls and end walls shall be demonstrated by testing and analysis in accordance with Section 104.2.8. Where penetrations are made in the side walls or end walls designated as part of the lateral force-resisting system, the penetrations shall be substantiated by rational analysis.

3114.8.5 Simplified structural design procedure of single-unit containers.

Single-unit intermodal shipping containers conforming to the limitations of Section 3114.8.5.1 shall be permitted to be designed in accordance with Sections 3114.8.5.2 and 3114.8.5.3.

3114.8.5.1 Limitations.

Use of Section 3114.8.5 is subject to all the following limitations:

1. The intermodal shipping container shall be a single stand-alone unit supported on a foundation and shall not be in contact with or supporting any other shipping container or other structure.

2. The intermodal shipping container's top and bottom rails, corner castings, and columns, or any portion thereof, shall not be notched, cut, or removed in any manner.

3. The intermodal shipping container shall be erected in a level and horizontal position with the floor located at the bottom.

3114.8.5.2 Structural design.

Where permitted by Section 3114.8.5.1, single-unit stand-alone intermodal shipping containers shall be designed using the following assumptions for the side walls and end walls:

1. The appropriate detailing requirements contained in Chapters 16 through 23.

2. Response modification coefficient, R = 2,

3. Over strength factor, Ω0 = 2.5,

4. Deflection amplification factor, Cd = 2, and

5. Limits on structural height, hn = 9.5 feet (2900 mm).

3114.8.5.3 Allowable shear value.

The allowable shear values for the intermodal shipping container side walls (longitudinal) and end walls (transverse) for wind design and seismic design using the coefficients of Section 3114.8.5.2 shall be in accordance with Table 3114.8.5.3, provided that all of the following conditions are met:

1. The total linear length of all openings in any individual side walls or end walls shall be limited to not more than 50 percent of the length of that side wall(s) or end wall(s), as shown in Figure 3114.8.5.3(1).

2. Any full height wall length, or portion thereof, less than 4 feet (305 mm) long shall not be considered as a portion of the lateral force-resisting system, as shown in Figure 3114.8.5.3(2).

3. All side walls or end walls used as part of the lateral force-resisting system shall have an existing or new boundary element on all sides to form a continuous load path, or paths, with adequate strength and stiffness to transfer all forces from the point of application to the final point of resistance, as shown in Figure 3114.8.5.3(3).

4. A maximum of one penetration not greater than a 6-inch (152 mm) diameter hole for conduits, pipes, tubes or vents, or not greater than 16 square inches (10 322 mm^2) for electrical boxes, is permitted for each individual 8 feet length (2438 mm) lateral force resisting wall. Penetrations located in walls that are not part of the

wall lateral force resisting system shall not be limited in size or quantity. Existing intermodal shipping container vents shall not be considered a penetration, as shown in Figure 3114.8.5.3(4).

5. End wall door or doors designated as part of the lateral force-resisting system shall be welded closed.

SECTION 64. Table 3114.8.5.3 is hereby added to read as follows:

TABLE 3114.8.5.3
ALLOWABLE SHEAR VALUES FOR INTERMODAL SHIPPING CONTAINER SIDE WALLS AND END WALLS FOR WIND OR SEISMIC LOADING

CONTAINER DESIGNATION [2]	CONTAINER DIMENSION (Nominal Length)	CONTAINER DIMENSION (Nominal Height)	ALLOWABLE SHEAR VALUES (PLF) [1,3]	
			Side Wall	End Wall
1EEE	45 feet (13.7 M)	9.5 feet (2896 mm)	75	843
1EE		8.6 feet (2591 mm)		
1AAA	40 feet (12.2 M)	9.5 feet (2896 mm)	84	
1AA		8.5 feet (2592 mm)		
1A		8.0 feet (2438 mm)		
1AX		<8.0 feet (2483 mm)		
1BBB	30 feet (9.1 M)	9.5 feet (2896 mm)	112	
1BB		8.5 feet (2591 mm)		
1B		8.0 feet (2438 mm)		
1BX		<8.0 feet (2438 mm)		
1CC	20 feet (9.1 M)	8.5 feet (2591 mm)	168	
1C		8.0 feet (2438 mm)		
1CX		<8.0 feet (2438 mm)		

1. The allowable strength for the side walls and end walls of the intermodal shipping containers are derived from ISO 1496-1 and reduced by a factor of safety of 5.
2. Container designation type is derived from ISO 668.
3. Limitations of Sections 3114.8.5.1 and 3114.8.5.3 shall apply.

SECTION 65. Figures 3114.8.5.3(1), 3114.8.5.3(2), 3114.8.5.3(3) and 3114.8.5.3(4) are hereby added to read as follows:

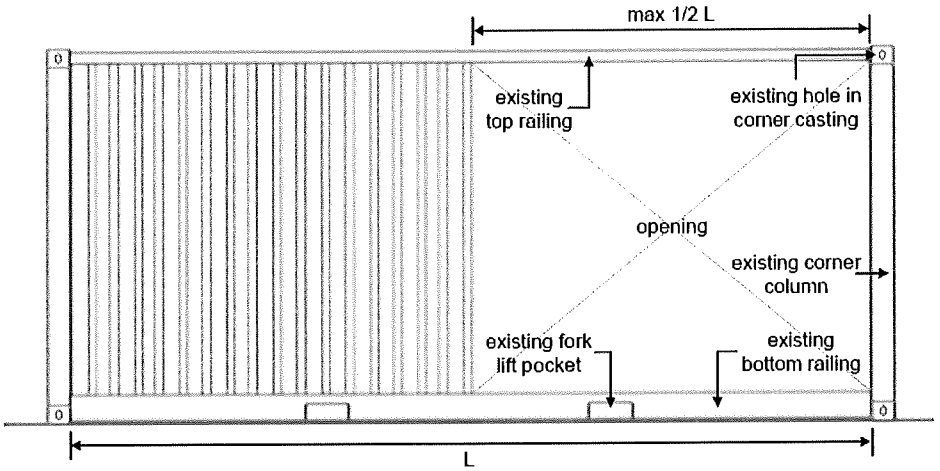


FIGURE 3114.8.5.3(1)
Bracing Unit Distribution – Maximum Linear Length

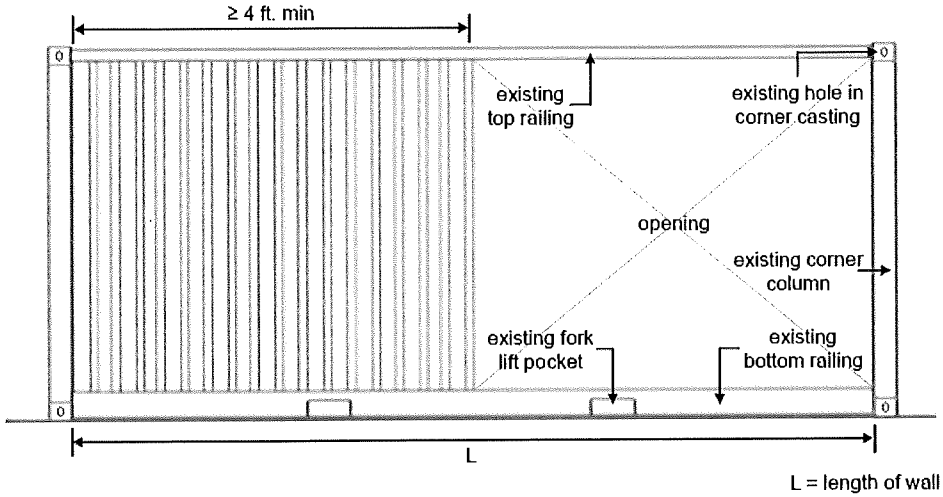


FIGURE 3114.8.5.3(2)
Bracing Unit Distribution – Minimum Linear Length

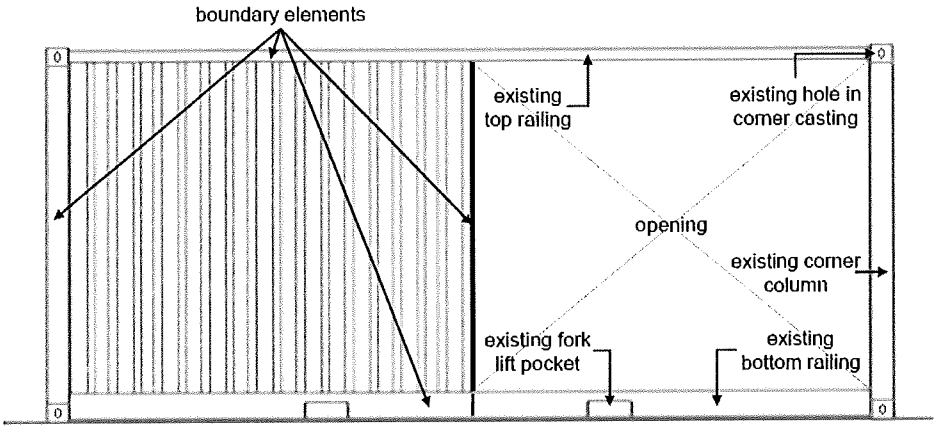


FIGURE 3114.8.5.3(3)
Bracing Unit Distribution – Boundary Elements

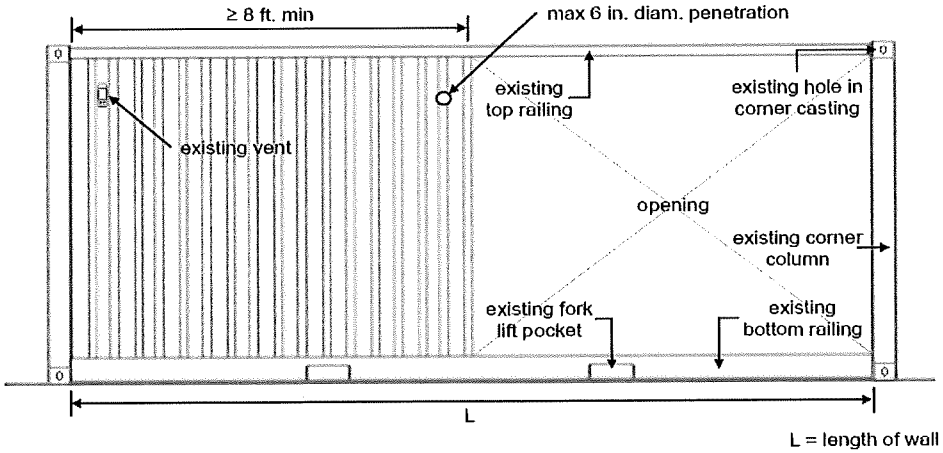


FIGURE 3114.8.5.3(4)
Bracing Unit Distribution – Penetrating Limitations

SECTION 66. Section 6805 is hereby amended to read as follows:

SECTION 6805 FEES

Permit fees for the installation of small residential rooftop solar energy systems shall be charged according to the applicable fees prescribed in Section 107 of this Code, Section 82-8 of the Electrical Code, and Sections 103.10 and 103.11 of the Plumbing Code, as applicable. The combined solar energy permit fee for small residential rooftop photovoltaic systems shall not exceed the amount set forth in ~~$500 unless modified by or in accordance with~~ Government Code section 66015 or other applicable law.

. . .

SECTION 67. Section 9807 is hereby amended to read as follows:

SECTION 9807 REQUEST FOR HEARING

Within 10 days after service upon the record owner of an order pursuant to Section 9803, the said record owner or any other aggrieved person ~~deemeding himself or herself aggrieved~~ may request a hearing.

SECTION 68. Section 9908 is hereby amended to read as follows:

SECTION 9908 DETERMINATION BY BUILDING OFFICIAL

Whenever the Building Official determines by inspection that any existing building or portion thereof is substandard or any lot or other premises is substandard, or both, as defined in this Chapter, such building or premises, or both, are hereby declared a public

nuisance, and the Building Official shall order the abatement of the nuisance by demolition, repair, or rehabilitation of the substandard building or portion thereof or, at the option of the party concerned, by demolition or demolishment thereof. The order also may require that the building be vacated if found to be unsafe as defined in Section 102. If the premises ~~are~~is substandard, the Building Official ~~also~~ may order that the substandard conditions be removed.

SECTION 69. Section 9909 is hereby amended to read as follows:

SECTION 9909 INFORMAL NOTICE

When the Building Official has so found, in addition to any notices hereafter required by this Chapter, the Building Official may give to the occupants of the substandard property, and to any other person whom the Building Official~~he or she~~ deems should be so notified, information concerning the provisions of this Chapter, any violation thereof, and how the person notified may comply and any other information deemed expedient. The Building Official may post such information on the substandard property or on the substandard building.

SECTION 70. Section H103.1 is hereby amended to read as follows:

H103.1 Location restrictions.

Signs shall not be erected, constructed, or maintained so as to obstruct any fire escape or any window or door or opening used as part of a means of egress or as part of the accessible route, except as permitted by Chapters 10, 11A, and 11B, or so as to prevent free passage from one part of a roof to any other part thereof. A sign shall not

be attached in any form, shape or manner to a fire escape, nor be placed in such manner as to interfere with any opening required for ventilation.

No sign shall project into any alley whatsoever below a height of 14 feet (4267 mm) above grade or more than 6 inches (152 mm) when over 14 feet (4267 mm).

SECTION 71. Section H103.2 is hereby added as follows:

H103.2 Projections and clearances.

Signs extending beyond the exterior wall of the building shall comply with Section 705.2 and the following requirements.

Signs may project over a public street, public sidewalk or building line in accordance with Section 3202 and a distance as determined by the clearance of the bottoms thereof above the level of the sidewalk or grade immediately below, whichever is more restrictive, as follows:

Clearance less than 8 feet (2438 mm) shall be prohibited.

Clearance 8 feet (2438 mm) and above, a 1 foot (305 mm) projection is permitted and for each additional 2-foot clearance (610 mm), an additional 1-foot (305 mm) projection is permitted.

Provided that no structure shall have a projection of more than 5 feet (1524 mm), and provided further that a projecting sign built above and in connection with a marquee may have such a projection of 5 feet (1524 mm) without clearance between sign and marquee; and provided further that no structure shall project beyond the curb line, regardless of clearance above grade.

Signs projecting more than 6 inches (152 mm) from the face of building over private property used or intended to be used by the general public shall have a minimum clearance of 8 feet (2438 mm) above said sidewalk or grade.

SECTION 72. Section H104.1 is hereby amended to read as follows:

H104.1 Identification.

Every ~~outdoor advertising display~~ sign other than wall signs hereafter erected, constructed or maintained, for which a permit is required, shall be plainly marked with the name of the person, weight of the sign, and firm or corporation erecting and maintaining such sign and shall have affixed on the front thereof the permit number issued for said sign or other method of identification approved by the ~~b~~Building ~~o~~Official.

SECTION 73. Section H105.1 is hereby amended to read as follows:

H105.1 General requirements.

Signs shall be designed and constructed to comply with the provisions of this ~~c~~Code for use of materials, loads and stresses. Glass panels used in signs shall comply with the limits of Table 4-A and shall comply with the requirements of Chapter 24.

SECTION 74. Section H106.1 is hereby amended to read as follows:

H106.1 Illumination.

A sign shall not be illuminated by other than electrical means, and electrical devices and wiring shall be installed in accordance with the requirements of ~~NFPA 70~~ the Electrical Code, Title 27 of the Los Angeles County Code, and a separate electrical permit shall be obtained. Any open spark or flame shall not be used for display

purposes unless specifically approved.

SECTION 75. Section H106.2 is hereby amended to read as follows:

H106.2 Electrical service.

Signs that require electrical service shall comply with ~~NFPA 70~~ the Electrical Code, Title 27, of the Los Angeles County Code.

SECTION 76. Section H110.1 is hereby amended to read as follows:

H110.1 General.

Roof signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the sign and shall have not less than 5 feet (11524 mm) clearance between the vertical supports thereof. Roof sign structures shall not project beyond an exterior wall.

Exception: Signs on flat roofs with every part of the roof accessible shall not be required to provide clear space between the roof level and the lowest part of the sign.

Blocks, angles, or supports fastened to the roof shall be located as not to interfere with the drainage of the roof and, where necessary, flashing or counter flashing shall be placed.

SECTION 77. Section H112.1 is hereby amended to read as follows:

H112.1 General.

Projecting signs shall be constructed entirely of metal or other noncombustible material and securely attached to a building or structure by metal supports such as bolts, anchors, supports, chains, guys or steel rods. Staples or nails shall not be used to secure any projecting sign to any building or structure. The dead load of projecting signs not parallel to the building or structure and the load due to wind pressure shall be supported with chains, guys or steel rods having net cross-sectional dimension of not less than 3/8 inch (9.5 mm) diameter. Such supports shall be erected or maintained at an angle of not less than 45 percent (0.78 rad) with the horizontal to resist the dead load and at angle of 45 percent (0.78 rad) or more with the face of the sign to resist the specified wind pressure. If such projecting sign exceeds 30 square feet (2.8 m^2) in one facial area, there shall be provided not fewer than two such supports on each side not more than 8 feet (2438 mm) apart to resist the wind pressure.

The thickness of projecting signs shall comply with Table 4-B.

SECTION 78. Section H115 is hereby deleted in its entirety:

~~**H115 Referenced Standards**~~

~~**REFERENCED STANDARDS**~~

~~ASTM D635-10 Test Method for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position H107.1.1~~

~~NFPA 70-17 National Electrical H106.1, H106.2~~

~~NFPA 701-10 Methods of Fire Test for Flame Propagation of Textiles and Films H106.1.1~~

SECTION 79. Section J101 is hereby amended to read as follows:

J101 GENERAL

J101.1 Scope.

The provisions of this ~~chapter~~Appendix apply to grading, excavation, and earthwork construction, including fills and embankments, and the control of runoff from graded sites, including erosion sediments and construction-related pollutants. ~~Where conflicts occur between the technical requirements of this chapter and the geotechnical report, the geotechnical report shall govern.~~ The purpose of this Appendix is to safeguard life, limb, property, and the public welfare by regulating grading on property subject to this Code.

J101.2 Flood hazard areas.

Unless the applicant has submitted ~~an engineering analysis~~a hydrology and hydraulic analysis, prepared in accordance with standard engineering practice by a ~~registered design professional~~California licensed civil engineer, that demonstrates the proposed work will not result in any increase in the level of the base flood, grading, excavation and earthwork construction, including fills and embankments, shall not be permitted in floodways designated in Chapter 11.60 of Title 11 – Health and Safety – of the Los Angeles County Code, or in floodways that are in flood hazard areas established in Section 1612.3, or in flood hazard areas where design flood elevations are specified but floodways have not been designated.

J101.3 General hazards.

Whenever the Building Official determines that any existing excavation,

embankment, or fill on property subject to this Code has become a hazard to life and limb, or endangers property, or adversely affects the safety, use, or stability of a public way or drainage channel, the Building Official may give written notice thereof to the owner of the property upon which the excavation, embankment, or fill is located, or other person or agent in control of said property. Upon receipt of said notice, the owner or other person or agent in control of the property shall repair or eliminate such excavation, embankment, or fill so as to eliminate the hazard, in conformance with the requirements of this Code, within the period specified in said notice.

J101.4 Safety precautions.

If at any stage of the work the Building Official determines by inspection that further grading as authorized is likely to endanger any public or private property, or result in the deposition of debris on any public way, or interfere with any existing drainage course, the Building Official may order the work stopped by notice in writing served on any persons engaged in doing or causing such work to be done, and any such person shall immediately stop such work. The Building Official may authorize the work to proceed if the Building Official finds that adequate safety precautions can be taken or corrective measures incorporated in the work to avoid likelihood of such danger, deposition, or interference.

If the grading work as done has created or resulted in a hazardous condition, the Building Official shall give written notice requiring correction thereof as specified in Section J101 of this Code.

J101.5 Protection of utilities.

Both the permittee and the owner of the property on which the grading is performed shall be responsible for the prevention of damage to any public and/or private utilities or services.

J101.6 Protection of adjacent property.

Both the permittee and owner of the property on which the grading is performed shall be responsible for the prevention of damage to adjacent property. No person shall excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley, or other public or private property without taking adequate measures to support and protect such property from settling, cracking, or other damage that might result from the proposed work. Any person performing any grading that involves imported or exported materials shall take special precautions, as approved by the Building Official, to prevent such materials from being deposited on adjacent properties, any public way, and/or any drainage course.

J101.7 Storm water control measures.

Both the permittee and the owner of the property on which the grading is performed shall put into effect and maintain all precautionary measures necessary to protect adjacent water courses and public or private property from damage by erosion, flooding, and deposition of mud, debris, and construction-related pollutants originating from the site during grading and related construction activities.

J101.8 Maintenance of protective devices and rodent control.

All drainage structures and other protective devices and all burrowing rodent

control measures, as shown on the grading plans approved by the Building Official, shall be maintained in a good condition and, when necessary, promptly repaired by the permittee or the owner of the property on which grading has been performed or by any other person or agent in control of such property.

J101.9 Correlation with other sections.

The provisions of this Appendix are independent of the provisions of Chapter 99 of this Code relating to building and property rehabilitation. This Section may be applied even though the same facts have been used to determine that there is substandard property subject to the provisions of Chapter 99.

J101.10 Conditions of approval.

In granting any permit under this Code, the Building Official may include such conditions as may be reasonably necessary to prevent creation of a nuisance or hazard to public or private property. Such conditions may include, but shall not be limited to:

1. Improvement of any existing grading to comply with the standards of this Code.

2. Requirements for fencing of excavations or fills that would otherwise be hazardous.

3. Requirements for temporary excavations and shoring to be shown on plans.

SECTION 80. Section J102.1 is hereby amended to read as follows:

J102.1 Definitions.

~~The following words and terms shall, for the purposes of this appendix, have the~~

~~meanings shown herein. Refer to Chapter 2 of the *California Building Code* for general definitions.~~For the purposes of this Appendix, the terms, phrases, and words listed in this Section and their derivatives shall have the indicated meanings.

APPROVAL. When the proposed work or completed work conforms to this Appendix, as determined by and to the satisfaction of the Building Official.

AS-BUILT. See Section J105.12.

BEDROCK. The relatively solid, undisturbed rock in place either at the ground surface or beneath superficial deposits of alluvium, colluvium, and/or soil.

BENCH. A relatively level step excavated into earth material on which fill is to be placed.

BEST MANAGEMENT PRACTICE (BMP). Practices, prohibitions of practices, or other activities to reduce or eliminate the discharge of pollutants to surface waters. BMPs include structural and nonstructural controls, management practices, operation and maintenance procedures, and system, design, and engineering methods that are required to be employed in order to comply with the requirements of the National Pollution Discharge Elimination System (NPDES) permit issued to the County of Los Angeles (see Section 106.4.3 and Title 31 – Green Building Standards Code – of the Los Angeles County Code).

BORROW. Earth material acquired from an off-site location for use in grading on a site.

CIVIL ENGINEER. A professional engineer licensed in the State of California to practice in the field of civil works.

CIVIL ENGINEERING. The application of the knowledge of the forces of nature, principles of mechanics, and the properties of materials to the evaluation, design, and construction of civil works.

COMPACTION. The densification of a fill by mechanical means.

CUT. See "Excavation."

DESILTING BASINS. Physical structures, constructed for the removal of sediments from surface water runoff.

DESIGN ENGINEER. The Civil Engineer responsible for the preparation of the grading plans for the site grading work.

DOWN DRAIN. A device for collecting water from a swale or ditch located on or above a slope, and safely delivering it to an approved drainage facility.

EARTH MATERIAL. Any rock, natural soil, or fill, or any combination thereof.

ENGINEERING GEOLOGIST. A geologist experienced and knowledgeable in engineering geology, holding a license as a geologist in the specialty of engineering geology issued by the State of California under the applicable provisions of the Geologist and Geophysicist Act of the Business and Professions Code.

ENGINEERING GEOLOGY. The application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

EROSION. The wearing away of the ground surface as a result of the movement of wind, water, or ice.

EXCAVATION. The removal of earth material by artificial means, also referred to as a cut.

FIELD ENGINEER. The Civil Engineer responsible for performing the functions as set forth in Section J105.3.

FILL. Deposition of earth materials by artificial means.

GEOTECHNICAL ENGINEER. See "Soils Engineer".

GEOTECHNICAL HAZARD. An adverse condition due to landslide, settlement, and/or slippage. These hazards include, but are not limited to, loose debris, slopewash, and mud flows from natural or graded slopes.

GRADE. The vertical location of the ground surface.

GRADE, EXISTING. The grade prior to grading.

GRADE, FINAL. See Section J105.7.

GRADE, FINISHED. The grade of the site at the conclusion of all grading efforts.

GRADE, INITIAL. See Section J105.7.

GRADE, ROUGH. See Section J105.7.

GRADING. An excavation or fill or combination thereof.

KEY. A compacted fill placed in a trench excavated in earth material beneath the toe of a slope.

LANDSCAPE ARCHITECT. A person who holds a certificate to practice landscape architecture in the State of California under the applicable landscape architecture provisions of Division 3, Chapter 3.5, of the Business and Professions Code.

LINE. The horizontal location of the ground surface.

PERMITTEE. See Section J105.6.

PRIVATE SEWAGE DISPOSAL SYSTEM. A septic tank with effluent discharging into a subsurface disposal field, into one or more seepage pits, or into a combination of a subsurface disposal field and a seepage pit or of such other facilities as may be permitted in accordance with the procedures and requirements set forth in Title 28 – Plumbing Code – of the Los Angeles County Code and as required by the Los Angeles County Department of Public Health.

PROJECT CONSULTANTS. The professional consultants required by this Code, which may consist of the Design Engineer, Field Engineer, Soils Engineer, Engineering Geologist, and Landscape Architect as applicable to this Appendix.

PROFESSIONAL INSPECTION. The inspection required by this Code to be performed by the Project Consultants. Such inspections shall be sufficient to form an opinion relating to the conduct of the work.

QSD. Qualified SWPPP Developer as defined in the California State Construction General Permit.

QSP. Qualified SWPPP Practitioner as defined in the California State Construction General Permit.

SITE. A lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SLOPE. An inclined surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

SOIL. Naturally occurring superficial deposits overlying parent bedrock.

SOILS ENGINEER (GEOTECHNICAL ENGINEER). A licensed civil engineer experienced and knowledgeable in the practice of soils engineering.

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING). The application of the principles of soils mechanics in the investigation, evaluation, and design of civil works involving the use of earth materials and the inspection or testing of construction thereof.

STORM DRAIN SYSTEM. A conveyance or system of conveyances, including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, and man-made channels, designed or used for collecting and conveying storm water.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A site drawing with details, notes, and related documents that identify the measures proposed by the permittee to: (1) control erosion and prevent sediment and construction-related pollutants from being carried offsite by storm water, and (2) prevent non-storm-water discharges from entering the storm drain system.

SURFACE DRAINAGE. Flows over the ground surface.

SOIL TESTING AGENCY. An agency regularly engaged in the testing of soils and rock under the direction of a Civil Engineer experienced in soil testing.

TERRACE. A relatively level step constructed in the face of a graded slope for drainage and maintenance purposes.

SECTION 81. Section J103 is hereby amended to read as follows:

SECTION J103 PERMITS REQUIRED

J103.1 Permits required.

Except as exempted in Section J103.2, grading shall not be performed without first having obtained a permit ~~therefor~~ from the ~~b~~Building ~~o~~Official. A grading permit does not include the construction of retaining walls or other structures. A separate permit shall be obtained for each site and may cover both excavations and fills. Any engineered grading as described in Section J104.2.3 shall be performed by a contractor licensed by the State of California to perform the work described hereon. Regular grading less than 5,000 cubic yards may require a licensed contractor if the Building Official determines that special conditions or hazards exist.

J103.2 Exemptions.

A grading permit shall not be required for the following:

1. When approved by the Building Official, ~~G~~grading in an isolated, self-contained area, provided that the public is not endangered and that such grading will not adversely affect adjoining properties or public rights of way.

. . .

7. Exploratory excavations performed under the direction of a ~~registered design professional~~Geotechnical Engineer or Engineering Geologist. This shall not exempt grading of access roads or pads created for exploratory excavations. Exploratory excavations must not create a hazardous condition to adjacent properties or the public in accordance with Section J101.3. A restoration plan must be provided and approved by the Building Official for all grading of access roads or pads. Restoration shall be completed within 90 days after the completion of soils testing unless otherwise

approved by the Building Official.

8. An excavation that does not exceed 50 cubic yards (38.3 m^3) and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 2 feet (0.6 m) in depth.

(b) Does not create a cut slope greater than 5 feet (1.5 m) measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

9. A fill not intended to support a structure that does not obstruct a drainage course and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 1 foot (0.3 m) in depth and is placed on natural terrain with a slope flatter than 5 units horizontal to 1 unit vertical (20 percent slope).

(b) Is less than 3 feet (0.9 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 50 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

(c) Is less than 5 feet (1.5 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Exemption from the permit requirements of this aAppendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the

provisions of this ~~e~~Code or any other laws or ordinances of this jurisdiction.

J103.3 Unpermitted grading.

A person shall not own, use, occupy, or maintain any site containing unpermitted grading. For the purposes of this Code, unpermitted grading shall be defined as either of the following:

(1) Grading that was performed, at any point in time, without the required permit(s) having first been obtained from the Building Official, pursuant to Section J103.1; or

(2) Grading for which a permit was obtained pursuant to this Section, but which was not completed, pursuant to Section J105, prior to the expiration of the permit, pursuant to Section 106.5.4.

J103.4 Availability of permit at site.

No person shall perform any grading that requires a permit under this Appendix unless a copy of the grading permit and approved grading plans are in the possession of a responsible person and available at the site for the Building Official's reference.

J103.5 Grading fees.

Fees shall be assessed in accordance with the provisions of this Section. The amount of the fees shall be as specified in Section 107.

1. Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this Code. For excavation and fill on

the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

2. Permit Fees. A fee for each grading permit shall be paid to the Building Official at the time of issuance of the permit. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this Code.

3. Site Inspection Fee. When the Building Official finds that a visual inspection of the site is necessary to establish drainage requirements for the protection of property, existing buildings, or the proposed construction, a site inspection shall be made during plan check of grading plans. A fee for such inspection shall be paid to the Building Official at the time of submitting plans and specifications for review.

J103.6 Compliance with zoning code.

The Building Official may refuse to issue a grading permit for work on a site if either the proposed grading or the proposed land use for the site shown on the grading plan application does not comply with the provisions of Title 22 – Planning and Zoning – of the Los Angeles County Code.

J103.7 Grading security.

J103.7.1 Scope and purpose.

The Building Official may require a permittee or the owner(s) of the property on which the grading is proposed to occur to provide security, as a condition of the issuance of a grading permit for any grading involving more than 1,000 cubic yards (764.6 m^3). Where unusual conditions or special hazards exist, the Building Official may require security for grading involving less than 1,000 cubic yards (764.6 m^3). The

purpose of the security shall be to guarantee the permittee's obligation to mitigate any hazardous conditions, including flood and geotechnical hazards, that may be created if the grading is not completed in accordance with the approved plans and specifications, and to complete any work that the Building Official determines is necessary to bring the property into compliance with this Appendix.

Security required by this Section may include incidental off-site grading on property contiguous with the site to be developed, provided written consent of the owner of such contiguous property is filed with the Building Official.

The Building Official may waive the requirements for security for the following:

1. Grading being done by or for a governmental agency.

2. Grading necessary to remove a geotechnical hazard, where such work is covered by an agreement and security is posted pursuant to the provisions of Title 21 – Subdivisions – of the Los Angeles County Code.

3. Grading on a site, not exceeding a slope of three units horizontal to one unit vertical, provided such grading as determined by the Building Official will not affect drainage from or to adjacent properties.

4. Filling of holes or depressions, provided such grading will not affect the drainage from or to adjacent properties.

J103.7.2 Form of security.

The security referred to in Section J103.7.1 shall be in one of the following forms:

1. A bond furnished by a corporate surety authorized to do business in this state.

2. Cash.

3. Savings and loan certificates or shares deposited and assigned to the County as provided in Chapter 4.36 of Title 4 – Revenue and Finance – of the Los Angeles County Code.

4. An instrument of credit from a financial institution subject to regulation by the state or federal government and pledging that funds in the amount required by the Building Official are on deposit and guaranteed for payment, or a letter of credit is issued by such a financial institution.

J103.7.3 Amount of security.

The amount of security shall be based on the number of cubic yards of material in either excavation or fill, whichever is greater, and the cost of all drainage or other protective devices or work necessary to eliminate potential flooding and geotechnical hazards. That portion of the security valuation based on the volume of material in either excavation or fill shall be computed as follows:

100,000 cubic yards or less – 50 percent of the estimated cost of grading work.

Over 100,000 cubic yards – 50 percent of the cost of the first 100,000 cubic yards plus 25 percent of the estimated cost of that portion in excess of 100,000 cubic yards.

When the rough grading has been completed in conformance with the requirements of this Code, the Building Official may, at his or her discretion, consent to a proportionate reduction of the security to an amount estimated to be adequate to ensure completion of the grading work, site development, or planting remaining to be

performed. The costs referred to in this Section shall be as estimated by the Building Official.

J103.7.4 Conditions.

All security shall include the conditions that the principal shall:

1. Comply with all of the provisions of this Code, applicable laws, and ordinances;

2. Comply with all of the terms and conditions of the grading permit, and

3. Complete all of the work authorized by the permit.

J103.7.5 Term of security.

The term of each security shall begin upon the filing with the Building Official, and the security shall remain in effect until the work authorized by the grading permit is completed and approved by the Building Official.

J103.7.6 Default procedures.

In the event any grading for which a permit has been issued is not completed in accordance with the approved plans and specifications for said work or with all terms and conditions of the grading permit, the Building Official may declare that a default has occurred. The Building Official shall give notice thereof to the principal and surety or financial institution executing the security, or to the owner in the case of a cash bond or assignment.

The Building Official may thereafter determine the work that is necessary to mitigate any hazardous or unsafe conditions on the site and cause such work to be performed.

Where the security consists of a bond or instrument of credit, the surety or financial institution executing the security shall be responsible for the payment of all costs and expenses incurred by the Building Official in causing such work to be performed, up to the full amount of the security. In the case of cash security or assignment, the Building Official may pay all costs and expenses incurred in causing such work to be performed from the funds deposited and return any unused portion of such deposit or funds to the person making said deposit or assignment.

J103.7.7 Right of entry.

The Building Official or the authorized representative of any surety company or financial institution furnishing the security shall have access to the premises described in the permit for the purpose of inspecting the work.

In the event of default, as described in Section J103.7.6, the surety or financial institution furnishing the security, or the Building Official, or any person employed or engaged on the behalf of any of these parties, shall have the right to go upon the premises to perform the mitigation work, as described in Section J103.7.6.

Neither the permittee, owner, or any other person shall interfere with or obstruct the ingress into or egress from any such premises of any authorized representative of the surety or financial institution executing the security or the Building Official engaged to perform the mitigation work, as described in Section J103.7.6.

SECTION 82. Figure J103.2 is hereby added to read as follows:

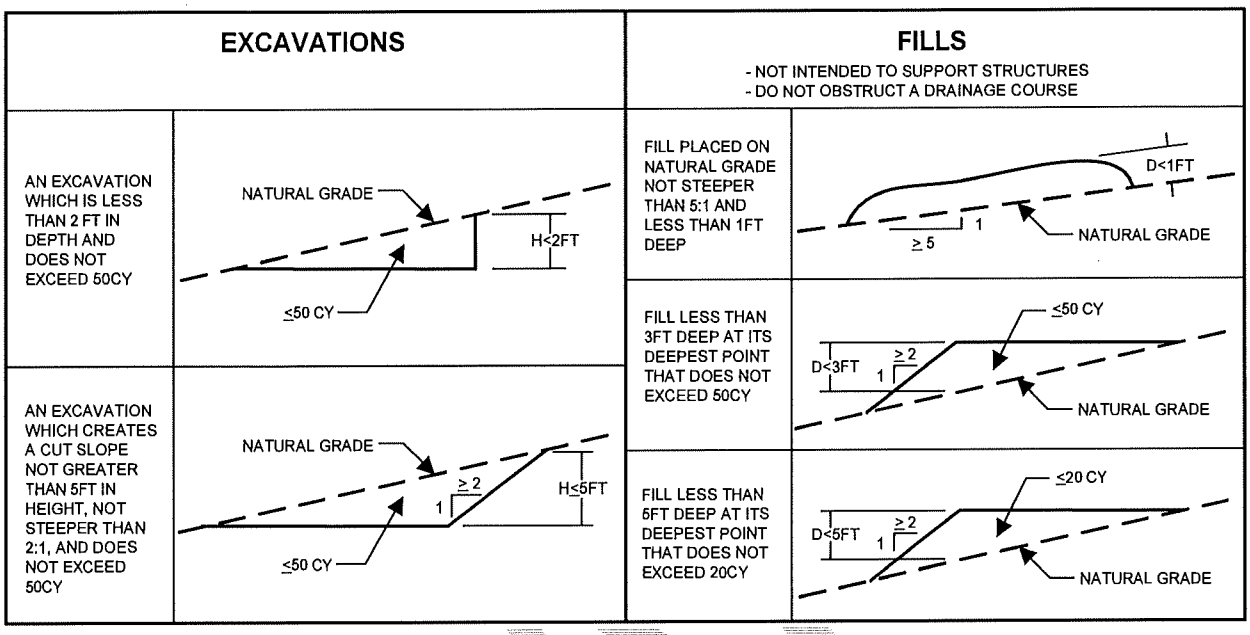


FIGURE J103.2

GRADING EXEMPTION CASES

SECTION 83. Section J104 is hereby amended to read as follows:

SECTION J104 PERMIT APPLICATION AND SUBMITTALS

J104.1 Submittal requirements.

In addition to the provisions of Section ~~105.3 and 1.8.4, as applicable~~106.4, the applicant shall state the ~~estimated quantities of excavation and fill~~following:

1. The estimated quantities of excavation, fill, borrow, removal, or combination thereof.

2. The proposed land use for the site on which the grading is to be performed.

J104.2 Site plan requirements.

In addition to the provisions of Section ~~107~~106, a grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this ~~e~~Code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this ~~e~~Code.

J104.2.1 Grading designation.

Grading in excess of 5,000 cubic yards (3,825 m^3), or that is proposed to support any structure, shall be designated as "engineered grading." All engineered grading shall be performed in accordance with an approved grading plan and specifications prepared by a Civil Engineer, unless otherwise required by the Building Official.

Grading involving less than 5,000 cubic yards (3,825 m^3), and that will not support any structure, shall be designated "regular grading" unless the permittee chooses to have the grading be designated as engineered grading, or the Building Official determines that, due to the existence of special conditions or unusual hazards, the grading should be designated as engineered grading.

J104.2.2 Regular grading requirements.

In addition to the provisions of Sections 106 and J104.2, an application for a regular grading permit shall be accompanied by plans of sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the

name of the owner, and the name of the person who prepared the plan. The plan shall include the following information:

1. General vicinity of the proposed site.

2. Limits and depths of cut and fill.

3. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4.6 m) of the proposed grading.

4. Contours, flow areas, elevations, or slopes that define existing and proposed drainage patterns.

5. Storm water mitigation measures in accordance with the requirements of Section 106.4.3 of this Code. See Section J110.8 for specific requirements.

6. Location of existing and proposed utilities, drainage facilities, and recorded public and private easements and restricted use areas.

7. Location of all recorded floodways as established by Chapter 11.60 of Title 11 – Health and Safety – of the Los Angeles County Code.

8. Location of all Special Flood Hazard Areas as designated and defined in Title 44 of the Code of Federal Regulations.

J104.2.3 Engineered grading requirements.

In addition to the provisions of Sections 106 and J104.2, an application for a permit for engineered grading shall be accompanied by plans and specifications, and supporting data consisting of a geotechnical report and engineering geology report.

Specifications shall contain information covering construction and material requirements. Plans shall be drawn to scale on paper and shall be of sufficient clarity to

indicate the nature and extent of the work proposed and shall show in detail that the proposed work will conform to the provisions of this Code and all relevant laws, ordinances, rules, and regulations. The first sheet of the plans shall depict the location of the proposed work, the name and address of the owner, and the person by whom they were prepared.

The plans shall include or be accompanied by the following information:

1. General vicinity of the proposed site.

2. Property limits and accurate contours of existing ground and details of terrain and area drainage.

3. Limiting dimensions, elevations, or finish contours to be achieved by the grading, proposed drainage channels, and related construction.

4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, and other protective devices to be constructed with, or as a part of, the proposed work. A map showing the drainage area and the estimated runoff of the area served by any drains shall also be provided.

5. Location of any existing or proposed buildings or structures located on the property on which the work is to be performed and the location of any buildings or structures on adjacent properties that are within 15 feet (4.6 m) of the property or that may be affected by the proposed grading operations.

6. Recommendations in the geotechnical report and the engineering geology report shall be incorporated into the grading plans or specifications. When approved by the Building Official, specific recommendations contained in the soils engineering report

and the engineering geology report, that are applicable to grading, may be included by reference.

7. The dates of the geotechnical and engineering geology reports together with the names, addresses, and phone numbers of the firms or individuals who prepared the reports.

8. A statement of the quantities of material to be excavated and/or filled. Earthwork quantities shall include quantities for geotechnical and geological remediation. In addition, a statement of the quantities of material to be imported or exported from the site.

9. A statement of the estimated starting and completion dates for proposed work.

10. A statement signed by the owner, acknowledging that a Design Engineer, Field Engineer, Geotechnical Engineer, and Engineering Geologist, when appropriate, will be employed to perform the services required by this Code, when the Building Official requires that such professional persons be so employed. These acknowledgments shall be on a form furnished by the Building Official.

11. Storm water mitigation measures are required to be shown on the grading plan in accordance with the requirement of Section 106.4.3 of this Code. See Section J110.8 for specific requirements.

12. A drainage plan for those portions of property proposed to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs, and fences that may affect drainage.

13. Location and type of any proposed private sewage disposal system, including the location of the expansion area.

14. Location of existing and proposed utilities, drainage facilities, and recorded public and private easements and restricted use areas.

15. Location of all recorded floodways as established by Chapter 11.60 of Title 11 – Health and Safety – of the Los Angeles County Code.

16. Location of all Special Flood Hazard Areas as designated and defined in Title 44 of the Code of Federal Regulations.

J104.3 Geotechnical and engineering geology reports.

~~A geotechnical report prepared by registered design professionals shall be provided. The report shall contain not less than the following:~~

~~1. The nature and distribution of existing soils;~~

~~2. Conclusions and recommendations for grading procedures;~~

~~3. Soil design criteria for any structures or embankments required to accomplish the proposed grading; and~~

~~4. Where necessary, slope stability studies, and recommendations and conclusions regarding site geology.~~

The geotechnical report required by Section J104.2.3 shall include data regarding the nature, distribution, and strength of existing soils, conclusions, and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and an opinion on the adequacy for the intended use of sites to be developed by the proposed grading as affected by

geotechnical factors, including the stability of slopes. All reports shall conform with the requirements of Section 111 and shall be subject to review by the Building Official. Supplemental reports and data may be required as the Building Official may deem necessary. Recommendations included in the reports and approved by the Building Official shall be incorporated in the grading plan or specifications.

The engineering geology report required by Section J104.2.3 shall include an adequate description of the geology of the site, conclusions, and recommendations regarding the effect of geologic conditions on the proposed development, and an opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors. The engineering geology report shall include a geologic map and cross sections utilizing the most recent grading plan as a base. All reports shall conform with the requirements of Section 111 and shall be subject to review by the Building Official. Supplemental reports and data may be required as the Building Official may deem necessary. Recommendations included in the reports and approved by the Building Official shall be incorporated in the grading plan or specifications.

Exception: A geotechnical or engineering geology report is not required where the ~~b~~Building ~~code o~~Official determines that the nature of the work applied for is such that a report is not necessary.

J104.4 Liquefaction study.

For sites with mapped maximum considered earthquake spectral response accelerations at short periods (S_s) greater than 0.5g as determined by Section 1613, a

study of the liquefaction potential of the site shall be provided and the recommendations incorporated in the plans. A geotechnical investigation will be required when the proposed work is a "Project" as defined in California Public Resources Code section 2693, and is located in an area designated as a "Seismic Hazard Zone" as defined in section 3722 of Title 14 of the California Code of Regulations and on Seismic Hazard Zone Maps issued by the State Geologist under Public Resources Code section 2696.

Exception: A liquefaction study is not required where the ~~b~~Building ~~o~~Official determines from established local data that the liquefaction potential is low.

SECTION 84. Section J105 is hereby amended to read as follows:

SECTION J105 INSPECTIONS

J105.1 General.

Grading ~~i~~inspections shall be governed by Section ~~110, Chapter 1, Division II of this code~~108 and as indicated herein. Grading operations for which a permit is required shall be subject to inspection by the Building Official. In addition, professional inspection of grading operations shall be performed by the Field Engineer, the Geotechnical Engineer, and the Engineering Geologist retained to provide such services in accordance with this Section for engineered grading and as required by the Building Official for regular grading.

J105.2 Special and supplemental inspections.

The special inspection requirements of Section 1705.6 shall apply to work performed under a grading permit where required by the ~~b~~Building ~~o~~Official. In addition

to the called inspections specified in Section J105.7, the Building Official may make such other inspections as may be deemed necessary to determine that the work is being performed in conformance with the requirements of this Code. The Building Official may require investigations and reports by an approved soil testing agency, Geotechnical Engineer and/or Engineering Geologist, and Field Engineer. Inspection reports shall be provided when requested in writing by the Building Official.

The Building Official may require continuous inspection of drainage devices by the Field Engineer in accordance with this Section when the Building Official determines that the drainage devices are necessary for the protection of the structures in accordance with Section 110.

J105.3 Field engineer.

The Field Engineer shall provide professional inspection of those parts of the grading project within such engineer's area of technical specialty, oversee and coordinate all field surveys, set grade stakes, and provide site inspections during grading operations to ensure the site is graded in accordance with the approved grading plan and the appropriate requirements of this Code. During site grading, and at the completion of both rough grading and final grading, the Field Engineer shall submit statements and reports as required by Sections J105.11 and J105.12. If revised grading plans are required during the course of the work, they shall be prepared by a Civil Engineer and approved by the Building Official.

J105.4 Geotechnical engineer.

The Geotechnical Engineer shall provide professional inspection of those parts of

the grading project within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The Geotechnical Engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this Appendix. If conditions differing from the approved geotechnical engineering and engineering geology reports are encountered during grading, the Geotechnical Engineer shall provide revised recommendations to the permittee, the Building Official, and the Field Engineer.

J105.5 Engineering geologist.

The Engineering Geologist shall provide professional inspection of those parts of the grading project within such engineer's area of technical specialty, which shall include professional inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report. If conditions differing from the approved engineering geology report are encountered, the Engineering Geologist shall provide revised recommendations to the Geotechnical Engineer.

J105.6 Permittee.

The permittee shall be responsible for ensuring that the grading is performed in accordance with the approved plans and specifications and in conformance with the provisions of this Code. The permittee shall engage project consultants, if required under the provisions of this Code, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the project consultants, the contractor,

and the Building Official. In the event of changed conditions, the permittee shall be responsible for informing the Building Official of such change and shall provide revised plans for approval.

J105.7 Required inspections.

The permittee shall call for an inspection by the Building Official at the following various stages of work and shall obtain the approval of the Building Official prior to proceeding to the next stage of work:

Pre-grade. Before any construction or grading activities occur at the site. Permittee shall schedule a pre-grade inspection with the Building Official. The permittee shall ensure that all project consultants are present at the pre-grade inspection.

Initial grade. When the site has been cleared of vegetation and unapproved fill, and has been scarified, benched, or otherwise prepared for fill. No fill shall have been placed prior to this inspection.

Rough grade. When approximate final elevations have been established, drainage terraces, swales, and other drainage devices necessary for the protection of the building sites from flooding have been installed, berms have been installed at the top of the slopes, and the statements required by Section J105.12 have been received.

Final grade. When grading has been completed, all drainage devices necessary to drain the building pad have been installed, slope planting has been established, irrigation systems have been installed, and the as-built plans and required statements and reports have been submitted.

J105.8 Notification of noncompliance.

If, in the course of fulfilling their respective duties under this Appendix, the Field Engineer, the Geotechnical Engineer, or the Engineering Geologist determines that the work is not being done in conformance with this Appendix or the approved grading plans, the Field Engineer, the Geotechnical Engineer, or the Engineering Geologist shall immediately report, in writing, the discrepancies and the recommended corrective measures to the permittee and to the Building Official.

J105.9 Transfer of responsibility.

If the Field Engineer, the Geotechnical Engineer, or the Engineering Geologist of record is changed at any time after the grading plans required pursuant to Section J104.2.2 or J104.2.3 have been approved by the Building Official, the permittee shall immediately provide written notice of such change to the Building Official. The Building Official may stop the grading from commencing or continuing until the permittee has identified a replacement and the replacement has agreed in writing to assume responsibility for those parts of the grading project that are within the replacement's area of technical competence.

J105.10 Non-inspected grading.

No person shall own, use, occupy, or maintain any non-inspected grading. For the purposes of this Code, non-inspected grading shall be defined as any grading for which a grading permit was first obtained, pursuant to Section J103, above, but which has progressed beyond any point requiring inspection and approval by the Building Official without such inspection and approval having been obtained.

J105.11 Routine field inspections and reports.

Unless otherwise directed by the Building Official, the Field Engineer for all engineered grading projects shall prepare routine inspection reports and shall file these reports with the Building Official as follows:

1. Bi-weekly during all times when grading of 400 cubic yards or more per week is occurring on the site;

2. Monthly, at all other times; and

3. At any time when requested in writing by the Building Official.

Such reports shall certify to the Building Official that the Field Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans and specifications, this Code, all grading permit conditions, and all other applicable ordinances and requirements. The reports shall conform to a standard "Report of Grading Activities" form, which shall be provided by the Building Official.

J105.12 Completion of work.

Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is otherwise required by the Building Official:

1. An "as-built" grading plan prepared by the Field Engineer retained to provide such services in accordance with Section J105.3 showing all plan revisions as approved by the Building Official. This shall include original ground surface elevations,

as-built ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities and the outlets of subsurface drains. As-built locations, elevations, and details of subsurface drains shall be shown as reported by the Geotechnical Engineer.

The as-built grading plan shall be accompanied by a certification by the Field Engineer that to the best of his or her knowledge, the work within the Field Engineer's area of responsibility was done in accordance with the final approved grading plan.

2. A report prepared by the Geotechnical Engineer retained to provide such services in accordance with Section J105.4, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved geotechnical engineering investigation report. The report shall include a certification by the Geotechnical Engineer that, to the best of his or her knowledge, the work within the Geotechnical Engineer's area of responsibility is in accordance with the approved geotechnical engineering report and applicable provisions of this Appendix. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against hazard from landslide, settlement, or slippage.

3. A report prepared by the Engineering Geologist retained to provide such services in accordance with Section J105.5, including a final description of the geology of the site and any new information disclosed during the grading and the effect of such new information, if any, on the recommendations incorporated in the approved grading

plan. The report shall contain a certification by the Engineering Geologist that, to the best of his or her knowledge, the work within the Engineering Geologist's area of responsibility is in accordance with the approved engineering geology report and applicable provisions of this Appendix. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against hazard from landslide, settlement, or slippage. The report shall contain a final as-built geologic map and cross-sections depicting all the information collected prior to and during grading.

4. The grading contractor shall certify, on a form prescribed by the Building Official, that the grading conforms to said as-built plan and the approved specifications.

5. When a landscape permit is required by Section 490.1 of the California Department of Water Resources Model Water Efficient Landscape Ordinance, the Landscape Architect shall certify on a form prescribed by the Building Official that the landscaping conforms to approved landscape plans and specifications.

J105.13 Notification of completion.

The permittee shall notify the Building Official when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, and all erosion-control measures, have been completed in accordance with the final approved grading plan, and all required reports have been submitted and approved.

J105.14 Change of ownership.

Unless otherwise required by the Building Official, when a grading permit has

been issued on a site and the owner sells the property prior to final grading approval, the new property owner shall be required to obtain a new grading permit.

SECTION 85. Section J106.1 is hereby amended to read as follows:

J106.1 Maximum cut slope.

The slope of cut surfaces shall be no steeper than is safe for the intended use, and shall be not more than one unit vertical in two units horizontal (50-percent slope) unless the owner or the owner's authorized agent furnishes a geotechnical or an engineering geology report, or both, justifying a steeper slope. The reports must contain a statement by the Geotechnical Engineer or Engineering Geologist that the site was investigated and an opinion that a steeper slope will be stable and will not create a hazard to public or private property, in conformance with the requirements of Section 111. The Building Official may require the slope of the cut surfaces to be flatter in slope than 2 units horizontal to 1 unit vertical if the Building Official finds it necessary for the stability and safety of the slope.

Exceptions:

~~1.~~ ~~A~~ cut surface shall be permitted to be at a slope of 1.5 units horizontal to one unit vertical (67 percent slope) provided that all of the following are met:

~~1.~~1. It is not intended to support structures or surcharges.

~~1.~~2. It is adequately protected against erosion.

~~1.~~3. It is no more than 8 feet (2438 mm) in height.

~~1.~~4. It is approved by the ~~b~~Building ~~code o~~Official.

~~1.~~5. Ground water is not encountered.

~~2. A cut surface in bedrock shall be permitted to be at a slope of one unit horizontal to one unit vertical (100 percent slope).~~

SECTION 86. Section J107 is hereby amended to read as follows:

SECTION J107 FILLS

J107.1 General.

Unless otherwise recommended in the geotechnical report, fills shall comply with the provisions of this ~~s~~Section.

Exception: The Building Official may permit a deviation from the provisions of this Appendix for minor fills not intended to support structures, where no geotechnical report has been prepared.

J107.2 Surface Preparation.

Fill slopes shall not be constructed on natural slopes steeper than 2 units horizontal to 1 unit vertical (50 percent slope). The ground surface shall be prepared to receive fill by removing vegetation, topsoil, and other unsuitable materials (including any existing fill that does not meet the requirements of this Appendix), and scarifying the ground to provide a bond with the fill material.

Subdrains shall be provided under all fills placed in natural drainage courses and in other locations where seepage is evident, except where the Geotechnical Engineer or Engineering Geologist recommends otherwise. Such sub-drainage systems shall be of a material and design approved by the Geotechnical Engineer and acceptable to the Building Official. The Geotechnical Engineer shall provide continuous inspection during the process of subdrain installations. The location of the subdrains shall be shown on a

plan prepared by the Geotechnical Engineer. Excavations for the subdrains shall be inspected by the Engineering Geologist when such subdrains are included in the recommendations of the Engineering Geologist.

J107.3 Benching.

Where existing grade is at a slope steeper than one unit vertical in five units horizontal (20-percent slope) and the depth of the fill exceeds 5 feet (1524 mm), benching shall be provided into sound bedrock or other competent material as determined by the Geotechnical Engineer in accordance with Figure J107.3, or as determined by the Geotechnical Engineer. When fill is to be placed over a cut, Aa key shall be provided that is not less than 10 feet (3048 mm) in width and 2 feet (610 mm) in depth. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be constructed thereon. The Geotechnical Engineer or Engineering Geologist, or both, shall inspect and approve the cut as being suitable for the foundation and placement of fill material before any fill material is placed on the excavation.

J107.4 Fill material.

Fill material shall not include organic, frozen, or other deleterious materials. Rock or similar irreducible material greater than 12 inches (305 mm) in any dimension shall not be included in fills.

Exception: The Building Official may permit placement of larger rock when the Geotechnical Engineer properly devises and recommends a method of placement, and continuously inspects the placement and approves the fill stability. The following requirements shall also apply:

1. Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan.

2. Rock sizes greater than 12 inches (0.3 m) in maximum dimension shall be 10 feet (3.0 m) or more below grade, measured vertically.

3. Rocks shall be placed so as to assure filling of all voids with well-graded soil.

4. The reports submitted by the Geotechnical Engineer shall acknowledge the placement of the oversized material and whether the work was performed in accordance with the engineer's recommendations and the approved plans.

5. The location of oversized rock dispersal areas shall be shown on the as-built plan.

J107.5 Compaction.

All fill material shall be compacted to a minimum of 90 percent of maximum density as determined by ASTM D1557, Modified Proctor, in lifts not exceeding 12 inches (305 mm) in depth within 40 feet (12.2 m) below finished grade and 93 percent of maximum dry density deeper than 40 feet (12.2 m) below finished grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the Geotechnical Engineer and approved by the Building Official. Where ASTM D1557, Modified Proctor, is not applicable, a test acceptable to the Building Official shall be used.

Field density shall be determined by a method acceptable to the Building Official. However, not less than ten percent of the required density tests, uniformly distributed, shall be obtained by the Sand Cone Method.

Fill slopes steeper than 2 units horizontal to 1 unit vertical (50-percent slope) shall be constructed by the placement of soil a sufficient distance beyond the proposed finish slope to allow compaction equipment to operate at the outer surface limits of the final slope surface. The excess fill is to be removed prior to completion or rough grading. Other construction procedures may be utilized when it is first shown to the satisfaction of the Building Official that the angle of slope, construction method, and other factors will comply with the intent of this Section.

J107.6 Maximum slope.

The slope of fill surfaces shall be not steeper than is safe for the intended use. Fill slopes steeper than one unit vertical in two units horizontal (50-percent slope) shall be justified by ~~a~~ geotechnical reports ~~or engineering data~~conforming to the requirements of Section 111, containing a statement by the Geotechnical Engineer that the site has been investigated and an opinion that a steeper fill slope will be stable and will not create a hazard to public or private property. Substantiating calculations and supporting data may be required where the Building Official determines that such information is necessary to verify the stability and safety of the proposed slope. The Building Official may require the fill slope to be constructed with a face flatter in slope than 2 units horizontal to 1 unit vertical (50-percent slope) if the Building Official finds it necessary for stability and safety of the slope.

J107.7 Slopes to receive fill.

Where fill is to be placed above the top of an existing slope steeper than 3 units horizontal to 1 unit vertical (33-percent slope), the toe of the fill shall be set back from the top edge of the existing slope a minimum distance of 6 feet (1.8 m) measured horizontally or such other distance as may be specifically recommended by a Geotechnical Engineer or Engineering Geologist and approved by the Building Official.

J107.8 Inspection of fill.

For engineered grading, the Geotechnical Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to ensure that the work is performed in accordance with the conditions of plan approval and the appropriate requirements of this Appendix. In addition to the above, the Geotechnical Engineer shall provide continuous inspection during the entire fill placement and compaction of fills that will exceed a vertical height or depth of 30 feet (9.1 m) or result in a slope surface steeper than 2 units horizontal to 1 unit vertical (50-percent slope).

J107.9 Testing of fills.

Sufficient tests of the fill soils shall be made to determine the density and to verify compliance of the soil properties with the design requirements. This includes soil types and shear strengths in accordance with Section J111 Referenced Standards.

SECTION 87. Section J108 is hereby amended to read as follows:

SECTION J108 SETBACKS

J108.1 General.

Cut and fill slopes shall be set back from the property lines in accordance with this ~~s~~Section. Setback dimensions shall be measured perpendicular to the property line and shall be as shown in Figure J108.1, unless substantiating data is submitted justifying reduced setbacks and reduced setbacks are recommended in a geotechnical engineering and engineering geology report approved by the Building Official.

J108.2 Top of slope.

The setback at the top of a cut slope shall be not less than that shown in Figure J108.1, or than is required to accommodate any required interceptor drains, whichever is greater. For graded slopes, the property line between adjacent lots shall be at the apex of the berm at the top of the slope. Property lines between adjacent lots shall not be located on a graded slope steeper than 5 units horizontal to 1 unit vertical (20-percent slope).

J108.3 Toe of fill s~~S~~lope protection.

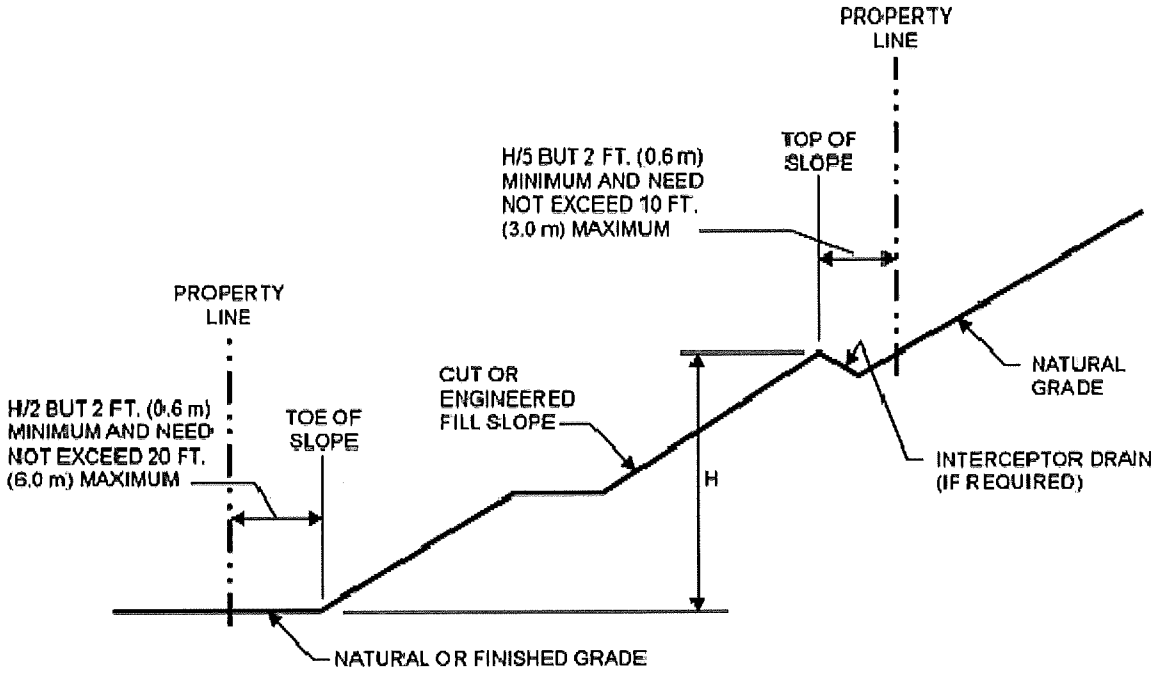
The setback from the toe of a fill slope shall not be less than that shown by Figure J108.1. Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection, approved by the ~~b~~Building ~~o~~Official, shall be included. Examples of such protection may include but shall not be limited to:

1. Setbacks greater than those required by Figure J108.1.
2. Provisions for retaining walls or similar construction.
3. Erosion protection of the fill slopes.
4. Provision for the control of surface waters.

J108.4 Alternate setbacks.

The Building Official may approve alternate setbacks if he or she determines that no hazard to life or property will be created or increased. The Building Official may require an investigation and recommendation by a qualified engineer or Engineering Geologist to justify any proposed alternate setback.

SECTION 88. Figure J108.1 is hereby amended to read as follows:



DRAINAGE SETBACK DIMENSIONS

SECTION 89. Section J109 is hereby amended to read as follows:

SECTION J109 DRAINAGE AND TERRACING

J109.1 General.

Unless otherwise recommended by a ~~registered design professional~~licensed Civil Engineer and approved by the Building Official, drainage facilities and terracing shall be provided in accordance with the requirements of ~~this s~~Section J109.2 for all cut and fill

slopes 3 units horizontal to 1 unit vertical (33-percent slope) and steeper.

~~**EXCEPTION:** Drainage facilities and terracing need not be provided where the ground slope is not steeper than one unit vertical in three units horizontal (33-percent slope).~~

For slopes flatter than 3 units horizontal to 1 unit vertical (33-percent slope) and steeper than 5 units horizontal to 1 unit vertical (20-percent slope), a paved swale or ditch shall be installed at 30 foot (9.1 m) vertical intervals to control surface drainage and debris. Swales shall be sized based on contributory area and have adequate capacity to convey intercepted waters to the point of disposal as defined in Section J109.5. Swales must be paved with reinforced concrete not less than 3 inches (0.08 m) in thickness, reinforced with 6-inch (0.2 m) by 6-inch (0.2 m) No. 10 by No. 10 welded wire fabric or equivalent reinforcing centered in the concrete slab or an equivalent approved by the Building Official. Swales must have a minimum flow line depth of 1 foot (0.3 m) and a minimum paved width of 18 inches (0.5 m). Swales shall have a minimum gradient of not less than 5 percent. There shall be no reduction in grade along the direction of flow unless the velocity of flow is such that slope debris will remain in suspension on the reduced grade.

J109.2 Drainage ~~T~~terraces.

Drainage t~~T~~erraces not less than ~~6 feet (1829 mm)~~8 feet (2.4 m) in width shall be established at not more than 30-foot (9144 mm) vertical intervals on all cut or fill slopes to control surface drainage and debris. ~~Suitable access shall be provided to allow for cleaning and maintenance.~~

~~Where more than two terraces are required, one terrace, located at approximately mid-height, shall be at least 12 feet (3658 mm) in width.~~

~~Swales or ditches shall be provided on terraces. They shall have a minimum gradient of one unit vertical in 20 units horizontal (5-percent slope) and shall be paved with concrete not less than 3 inches (76 mm) in thickness, or with other materials suitable to the application. They shall have a depth not less than 12 inches (305 mm) and a width not less than 5 feet (1524 mm).~~

~~A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (1256 m2) (projected) without discharging into a down drain.~~When only one terrace is required, it shall be at mid-height. For cut or fill slopes greater than 100 feet (30.5 m) and up to 120 feet (36.6 m) in vertical height, one terrace at approximately mid-height shall be 20 feet (6.1 m) in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet (36.6 m) in height shall be designed by the Civil Engineer and approved by the Building Official. Suitable access shall be provided to permit proper cleaning and maintenance.

Drainage swales on terraces shall have a longitudinal grade of not less than 5 percent nor more than 12 percent and a minimum depth of 1 foot (0.3 m) at the flow line. There shall be no reduction in grade along the direction of flow unless the velocity of flow is such that slope debris will remain in suspension on the reduced grade. Drainage swales must be paved with reinforced concrete not less than 3 inches (0.8 m) in thickness, reinforced with 6-inch (0.2 m) by 6-inch (0.2 m) No. 10 by No. 10 welded wire fabric or equivalent reinforcing centered in the concrete slab or an approved equal

paving. Drainage swales shall have a minimum depth at the deepest point of 1 foot (0.3 m) and a minimum paved width of 5 feet (1.5 m). Drainage swales on terraces shall be sized based on contributory area and have adequate capacity to convey intercepted waters to the point of disposal as defined in Section J109.5. Downdrains or drainage outlets shall be provided at approximately 300 foot (91.4 m) intervals along the drainage terrace or at equivalent locations. Down drains and drainage outlets shall be of approved materials and of adequate capacity to convey the intercepted waters to the point of disposal as defined in Section J109.5.

J109.3 Interceptor drains and overflow protection.

Berms, ~~i~~interceptor drains, swales, or other devices shall be installed along the top of cut slopes ~~receiving drainage from a tributary width greater than 40 feet (12 192 mm), measured horizontally.~~ to prevent surface waters from overflowing onto and damaging the face of a slope. Berms used for slope protection shall not be less than 12 inches (0.3 m) above the level of the pad and shall slope back at least 4 feet (1.2 m) from the top of the slope.

Interceptor drains shall be installed along the top of graded slopes greater than 5 feet in height receiving drainage from a slope with a tributary width greater than 30 feet (9.1 m), measured horizontally. They shall have a minimum depth of 1 foot (305 mm) and a minimum width of 3 feet (915 mm). The slope shall be approved by the ~~b~~Building ~~o~~Official, but shall be not less than one unit vertical in 50 units horizontal (2-percent slope). The drain shall be paved with concrete not less than 3 inches (76mm) in thickness, or by other materials suitable to the application, and reinforced as required

for drainage terraces. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the ~~b~~Building ~~o~~Official.

. . .

J109.5 Disposal.

All drainage facilities shall be designed to convey waters to the nearest-practicable street, storm drain, or natural watercourse or drainage way approved by the Building Official or other appropriate governmental agency, provided that the discharge of such waters at that location will not create or increase a hazard to life or property. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices. Desilting basins, filter barriers, or other methods, as approved by the Building Official, shall be utilized to remove sediments from surface waters before such waters are allowed to enter streets, storm drains, or natural watercourses. If the drainage device discharges onto natural ground, riprap or a similar energy dissipator may be required.

Building pads shall have a minimum drainage gradient of 2 percent toward an approved drainage facility or a public street unless otherwise directed by the Building Official. A lesser slope may be approved by the Building Official for sites graded in relatively flat terrain, or where special drainage provisions are made, when the Building Official finds such modification will not result in a hazard to life or property.

SECTION 90. Section J110 is hereby amended to read as follows:

SECTION J110 SLOPE PLANTING AND EROSION CONTROL

J110.1 General.

The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall ~~be permitted to~~ consist of effective planting, erosion control blankets, soil stabilizers, or other means as approved by the Building Official.

Exception: Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials, as approved by the Project Consultants to the satisfaction of the Building Official.

. . .

J110.3 Planting.

The surface of all cut slopes more than 5 feet (1.5 m) in height and fill slopes more than 3 feet (0.9 m) in height shall be protected against damage from erosion by planting with grass or ground cover plants. Slopes exceeding 15 feet (4.6 m) in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet (3 m) on center, or trees, spaced at not to exceed 20 feet (6.1 m) on center; or a combination of shrubs and trees at an equivalent spacing, in addition to the grass or ground cover plants. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site.

Plant material shall be selected that will produce a coverage of permanent planting to effectively control erosion. Consideration shall be given to deep-rooted plant material needing limited watering, maintenance, high root to shoot ratio, wind

susceptibility, and fire-retardant characteristics. All plant materials must be approved by the Building Official.

Planting may be modified for the site if specific recommendations are provided by both the Geotechnical Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, irrigation requirements, planting methods, fire-retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative planting will provide a permanent and effective method of erosion control. Modifications to planting must be approved by the Building Official prior to installation.

J110.4 Irrigation.

Slopes required to be planted by Section J110.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted to and approved by the Building Official prior to installation. A functional test of the system may be required.

For slopes less than 20 feet (6.1 m) in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet (15.2 m) is necessary for irrigation.

Irrigation requirements may be modified for the site if specific recommendations are provided by both the Geotechnical Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, plant types, planting methods, fire-retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative

irrigation method will sustain the proposed planting and provide a permanent and effective method of erosion control. Modifications for irrigation systems must be approved by the Building Official prior to installation.

J110.5 Plans and specifications.

Planting and irrigation plans shall be submitted for slopes that are required to be planted and irrigated pursuant to Sections J110.3 and J110.4. Except as otherwise required by the Building Official for minor grading, the plans for slopes 20 feet (6.1 m) or more in vertical height shall be prepared and signed by a Civil Engineer or Landscape Architect. If requested by the Building Official, planting and irrigation details shall be included on the grading plan.

J110.6 Rodent control.

Fill slopes shall be protected from potential slope damage by a preventative program of rodent control.

J110.7 Release of security.

The planting and irrigation systems required by this Section shall be installed as soon as practical after rough grading. Prior to final approval of grading and before the release of the grading security, the planting shall be well established and growing on the slopes and there shall be evidence of an effective rodent control program.

J110.8 National Pollutant Discharge Elimination System (NPDES) compliance.

J110.8.1 General.

All grading plans and permits and the owner of any property on which such

grading is performed shall comply with the provisions of this Section for NPDES compliance.

All best management practices shall be installed before grading begins or as instructed in writing by the Building Official for unpermitted grading as defined by Section J103.3. As grading progresses, all best management practices shall be updated as necessary to prevent erosion and to control construction-related pollutants from discharging from the site. All best management practices shall be maintained in good working order to the satisfaction of the Building Official until final grading approval has been granted by the Building Official and all permanent drainage and erosion control systems, if required, are in place. Failure to comply with this Section is subject to "Noncompliance Penalties" pursuant to Section J110.8.5. Payment of a penalty shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work.

J110.8.2 Storm Water Pollution Prevention Plan (SWPPP).

The Building Official may require a SWPPP. The SWPPP shall contain details of best management practices, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to control construction-related pollutants that originate from the site as a result of construction-related activities. When the Building Official requires a SWPPP, no grading permit shall be issued until the SWPPP has been submitted to and approved by the Building Official.

For unpermitted grading as defined by Section J103.3 upon written request, a SWPPP in compliance with the provisions of this Section and Section 106.4.3 for

NPDES compliance shall be submitted to the Building Official. Failure to comply with this Section is subject to "Noncompliance Penalties" per Section J110.8.5. Payment of a penalty shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work.

J110.8.3 Erosion and Sediment Control Plans (ESCP).

Where a grading permit is issued and the Building Official determines that the grading will not be completed prior to November 1, the owner of the site on which the grading is being performed shall, on or before October 1, file or cause to be filed with the Building Official an ESCP. The ESCP shall include specific best management practices to minimize the transport of sediment and protect public and private property from the effects of erosion, flooding, or the deposition of mud, debris, or construction-related pollutants. The best management practices shown on the ESCP shall be installed on or before October 15. The plans shall be revised annually or as required by the Building Official to reflect the current site conditions.

The ESCP shall be accompanied by an application for plan checking services and plan-checking fees in an amount determined by the Building Official, up to but not exceeding 10 percent of the original grading permit fee.

Failure to comply with this Section is subject to "Noncompliance Penalties" pursuant to Section J110.8.5. Payment of a penalty shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work.

J110.8.4 Storm Water Pollution Prevention Plan (SWPPP), effect of noncompliance.

Should the owner fail to submit the SWPPP or the ESCP as required by Section J110.8, or fail to install the best management practices, it shall be deemed that a default has occurred under the conditions of the grading permit security. The Building Official may thereafter enter the property for the purpose of installing, by County forces or by other means, the drainage, erosion control, and other devices shown on the approved plans, or if there are no approved plans, as the Building Official may deem necessary to protect adjoining property from the effects of erosion, flooding, or the deposition of mud, debris, or constructed-related pollutants.

The Building Official shall also have the authority to impose and collect the penalties imposed by Section J110.8.5. Payment of a penalty shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work.

J110.8.5 Noncompliance penalties.

The amount of the penalties shall be as follows:

1. If a SWPPP or an ESCP is not submitted as prescribed in Sections J110.8.2 and J110.8.3:

Grading Permit Volume	Penalty
1-10,000 cubic yards (1-7645.5 m^3)	$50.00 per day
10,001-100,000 cubic yards (7646.3-76455 m^3)	$250.00 per day
More than 100,000 cubic yards (76455 m^3)	$500.00 per day

2. If the best management practices for storm water pollution prevention and wet weather erosion control, as approved by the Building Official, are not installed as prescribed in this Section J110.8:

Grading Permit Volume	Penalty
1-10,000 cubic yards (1-7645.5 m^3)	$100.00 per day
10,001-100,000 cubic yards (7646.3-76455 m^3)	$250.00 per day
More than 100,000 cubic yards (76455 m^3)	$500.00 per day

NOTE: See Section 108 for inspection request requirements.

SECTION 91. Section J111 is hereby amended to read as follows:

SECTION J111 REFERENCED STANDARDS

~~ASTM D1557-12~~	~~Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort [56,000 ft-lb/ft^3 (2,700kN-m/m^3)].~~	~~J 107.5~~

These regulations establish minimum standards and are not intended to prevent the use of alternate materials, methods, or means of conforming to such standards, provided such alternate has been approved by the Building Official.

The Building Official shall approve such an alternate provided they determine that the alternate is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, durability, and safety.

The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims regarding the alternate.

The standards listed below are recognized standards. Compliance with these recognized standards shall be prima facie evidence of compliance with the standards set forth in Sections J104 and J107.

ASTM D 1557 – Latest Revision	Laboratory Characteristics Compaction of Soil Using Modified Effort	J107.5
ASTM D 1556 – Latest Revision	Density and Unit Weight of Soils In Place by the Sand Cone Method	J104.2.3, J104.3 and J107.9
ASTM D 2167 – Latest Revision	Density and Unit Weight of Soils In Place by the Rubber Balloon Method	J104.2.3 J104.3 and J107.9

ASTM D 2937 – Latest Revision	Density of Soils in Place by the Drive Cylinder Method	J104.2.3 J104.3 and J107.9
ASTM D 2922 – Latest Revision	Density of Soil and Soil Aggregate In Place by Nuclear Methods	J104.2.3 J104.3 and J107.9
ASTM D 3017 – Latest Revision	Water Content of Soil and Rock in Place by Nuclear Methods	J104.2.3, J104.3 and J107.9

SECTION 92. Section O101.1 is hereby amended to read as follows:

O101.1 Scope.

This appendix ~~shall be applicable~~applies to emergency housing and emergency housing facilities, as defined in Section O102, when and to the extent that the County of Los Angeles Board of Supervisors ("Board") finds, by motion, resolution, or otherwise, that this appendix applies to a specific state of emergency, local emergency, or declaration of shelter crisis. Notwithstanding a Board finding that this appendix applies to a state of emergency, local emergency, or declaration of shelter crisis, the enforcing agency may opt out from the applicability of this appendix, in whole or in part, for emergency housing and/or emergency housing facilities that are located on property owned, operated, leased, or maintained by the County of Los Angeles, and the enforcing agency may specify alternative minimum site-specific standards relating thereto, consistent with ensuring minimal public health and safety.

SECTION 93. Section O102.1 is hereby amended to read as follows:

O102.1 General.

. . .

ENFORCING AGENCY. The Building Official as defined in Section 104.3 of this Code.

. . .

SECTION 94. Section O103.1 is hereby amended to read as follows:

O103.1 General.

Emergency sleeping cabins, emergency transportable housing units, membrane structures and tents constructed and/or assembled in accordance with this appendix, shall be occupied only during the duration of the declaration of state of emergency, local emergency, or shelter crisis.

. . .

SECTION 95. Section O103.4 is hereby amended to read as follows:

O103.4 Fire and life safety requirements not addressed in this appendix.

If not otherwise addressed in this appendix, fire and life safety measures, including, but not limited to, means of egress, fire separation, fire sprinklers, smoke alarms, and carbon monoxide alarms, shall be determined and enforced by the enforcing agency in consultation with the Departments of Public Health, Fire and other pertinent County departments, as applicable.

SECTION 96. Section O106.1 is hereby amended to read as follows:

O106.1 General.

. . .

Tents and membrane structures shall be provided with means of ventilation (natural and/or mechanical) allowing for adequate air replacement, as determined by the enforcing agency.

SECTION 97. Section O107.1 is hereby amended to read as follows:

O107.1 General.

Emergency housing shall comply with the ~~applicable~~ requirements in Chapter 11B and/or the US Access Board Final Guidelines for Emergency Transportable Housing as determined by the enforcing agency.

. . .

SECTION 98. Section O110.1.1 is hereby added to read as follows:

O110.1.1 Backflow prevention.

Backflow prevention devices shall be provided in accordance with Section 602.3 of the Plumbing Code.

SECTION 99. Section O110.1.2 is hereby added to read as follows:

O110.1.2 Drinking fountains.

An adequate number of drinking fountains, bottle fillers or drinking facilities shall be provided as determined by the enforcing agency.

SECTION 100. Section O110.3 is hereby amended to read as follows:

O110.3 Toilet and bathing facilities.

. . .

The maximum travel distance from any sleeping and/or living area to the toilet facility shall not exceed 300 feet (91.4 m) or as determined by the enforcing agency.

SECTION 101. The provisions of this ordinance contain various changes, modifications, and additions to the 2019 California Building Code. Some of those changes are administrative in nature in that they do not constitute changes or

modifications to requirements contained in the building standards published in the California Building Standards Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance that are not administrative in nature, are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles as more particularly described in the table set forth below.

BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
701A.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.

Code Section	Condition	Explanation of Amendment
703A.5.2 and 703A.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
704A.3	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
705A.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
1030.4	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of earthquake fault systems capable of producing major earthquakes, including but not limited to the 1994 Northridge Earthquake. The proposed amendment is intended to prevent occupants from being trapped in a building and to allow rescue workers to easily enter after an earthquake.
1507.3.1	Geological	Section amended to require concrete and clay tiles to be installed over solid structural sheathing boards only, due to the increased risk of significant earthquakes in the County. The changes in Section 1507.3.1 are needed because there were numerous observations of tile roofs pulling away from wood framed buildings following the 1994 Northridge Earthquake. The Structural Engineers Association of Southern California ("SEAOSC") and the Los Angeles City Joint Task Force committee findings indicated significant problems with tile roof due to inadequate design and/or construction. Damage was observed where sheathing beneath the tile roofs was not nailed adequately or the nails were not attached on each side of each tile or the nail just pulled out over a period of time because the shank of the nails were smooth. Therefore, the amendment is needed to minimize such occurrences in the event of future significant earthquakes.

Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the increased risk of significant earthquakes in the County. This amendment incorporates the design provisions developed based on detailed study of the 1994 Northridge and the 1971 Sylmar earthquakes.
1613.7 and 1613.7.1	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospital, school, police, and fire station, etc., from adjoining structures. The deletion of the importance factor from Equation 12.12-1 will ensure that a safe seismic separation distance is provided. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.7.2	Geological	Damage to one- and two-family dwellings of light frame construction resulting from the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lessons learned from studies after the Northridge Earthquake, the modification to ASCE 7, Section 12.2.3.1, by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.7.3	Geological	The SEAOSC and Los Angeles City Joint Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was determined that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, subdiaphragm shears need to be limited to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force, but also taking into consideration the improved

		performance and standards for diaphragm construction today, a proposal to increase the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75 percent of the allowable code diaphragm shear to determine the depth of the sub-diaphragm in lieu of the 300 plf is deemed appropriate and acceptable. The Los Angeles region is within a very active geological location. Due to the frequency of this type of failure during previous significant earthquakes, various jurisdictions within this region have taken these additional steps to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This amendment is a continuation of an amendment adopted during a previous code adoption cycles.
1613.7.4	Geological	This change is to implement the provisions in ASCE 7-16. This provision allows for a limited value to be used in the seismic design of a building when certain criteria are met. The current provision does not clearly state the criteria and has created misapplications of this section. It is necessary to adopt this provision now to avoid further misinterpretation of the intent of the 5 story limit, and how the height of the building is measured. The Los Angeles region is within a very active geological location. When applying the story height limit, mezzanines need to be considered as floor levels due to the added mass, overturning forces, and the variation in shear wall stiffnesses that are created. ASCE 7-16 provisions need to be incorporated into the Code to ensure that new buildings and additions to existing buildings are designed and constructed in accordance with the purpose and intent of the Building Code.
1613.8	Geological Topographical	Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the Los Angeles region and their probabilities for earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A SEAOSC and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage

		to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1704.6	Geological	The language in Sections 1704.6 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guidelines. However, it is important that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design, or their designee, who was involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the Building Official. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1704.6.1	Geological	With the higher seismic demand placed on buildings and structures in this region, the language in sections 1704.6.1, Item 3, of the California Building Code would permit many low-rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. An exception is provided to permit simple structures and buildings to be excluded. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.

1705.3	Geological	Results from studies after the 1994 Northridge Earthquake indicated that a significant portion of the damage was attributable to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the amendment restricts the exceptions to the requirement for special inspection. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.12	Geological	In Southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures specially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced frames, and/or cantilevered columns, can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in section 1705.12, Item 3, of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design Categories A, B, and C.
1807.1.4	Climatic Geological	No substantiating data has been provided to show that a wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet

		applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood foundations that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1807.1.6	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that do not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are effective in resisting seismic loads, and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.3 and Figure 1809.3	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.7 and Table 1809.7	Geological	No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads, and therefore they may potentially lead to a higher risk of failure. This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With

		the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footings that do not take into consideration the surrounding environment. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these factors into consideration. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.12	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems, which may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1810.3.2.4	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are

		not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1905.1.7	Geological	This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1905.1.8 through 1905.1.11	Geological	These amendments are intended to carry over critical provisions for the design of concrete columns in moment frames from the Uniform Building Code (UBC). Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls from being included in the seismic load resisting system, since their failure could have a catastrophic effect on the building. Furthermore, this amendment was incorporated into this Code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs has been observed in some instances to have popped out of the slab due to

		insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick slabs to prevent buckling of such reinforcements. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.10.1 and Table 2304.10.1	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC, Los Angeles Chapter Structural Code Committee, showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.12.5	Climatic Geological	No substantiating data has been provided to show that wood used in retaining or crib walls is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when it is not properly treated and protected against deterioration, has performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls, which experience relatively rapid decay due to the fact that the region does not

		experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
2305.4	Geological	The overdriving of nails into the structural wood panels still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from use in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much worse in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same-size hand-driven nails. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2305.5	Geological	Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocols. This amendment continues to limit the allowable capacity to 75% of the acceptance report value to provide an additional factor of safety for statically tested anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces that are applied in a static manner. Steel plate washers will reduce the additional damage that can result when hold-down connectors are fastened to wood framing

		members. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2306.2 2306.3 2307.2 2308.6.5.1 2308.6.5.2 Figure 2308.6.5.1 and Figure 2308.6.5.2	Geological	The SEAOSC and the Los Angeles City Joint Task Force that investigated damage to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panels fastened with staples demonstrated much lower strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Categories D, E and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when

		gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 code adoption cycle.
2308.6.8.1	Geological	With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The purpose of this amendment is to limit the use of the exception to structures assigned to Seismic Design Category A, B or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
Table 2308.6.1	Geological	This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2308.6.9	Geological	Due to the high geologic activities in the Southern California area and the required higher level of performance of buildings and structures, this amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC,

		Los Angeles Chapter Structural Code Committee, showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles.
J101.1	Geological Topographical Climate	This Section is revised to include erosion and sediment control measures to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J101.10	Geological Topographical Climate	This Section is revised to maintain safety and integrity of public or private property adjacent to grading sites due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J103.1 – J103.2 and Figure J103.2	Geological Topographical Climate	Sections revised to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J104.2.1 – J104.4	Geological Topographical Climate	Sections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J105.1-J105.14	Geological Topographical Climate	Sections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J106.1	Geological Topographical Climate	Section revised to require more stringent cut slope ratios to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.

J107.1-J107.7	Geological Topographical Climate	Sections revised to provide more stringent fill requirements for slope stability, and settlement due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J107.8 – J107.9	Geological Topographical Climate	Sections revised to provide more stringent inspection and testing requirements for fill slope stability due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J108.1 – J108.4	Geological Topographical Climate	Sections revised to provide more stringent slope setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J109.1 – J109.3	Geological Topographical Climate	Sections revised to provide more stringent drainage and terracing requirements to address the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J109.5	Geological Topographical Climate	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J110.1 - J110.8.5	Geological Topographical Climate	Sections revised or added to provide for State requirements of storm water pollution prevention and more stringent slope planting, and slope stability requirements to control erosion due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J111	Geological Topographical Climate	Section revised to reference additional standards for soils testing due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.

SECTION 93. This ordinance shall become operative on January 1, 2020.

[TITLE26BUILDINCODE2019CSCC]

ANALYSIS

This ordinance repeals those provisions of Title 27 – Electrical Code of the Los Angeles County Code – that incorporate by reference portions of the 2016 California Electrical Code, and replaces them with provisions incorporating by reference portions of the 2019 California Electrical Code, published by the California Building Standards Commission. Unless deleted or modified herein, the previously enacted provisions of Title 27 continue in effect.

State law requires that the County's Electrical Code impose the same requirements as are contained in the building standards published in the most recent edition of the California Electrical Code except for changes or modifications deemed reasonably necessary by the County because of local climatic, geological, or topographical conditions. The changes and modifications to requirements contained in the building standards published in the 2019 California Electrical Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. This ordinance also makes certain modifications to the administrative provisions of Title 27.

MARY C. WICKHAM
County Counsel

By
CAROLE B. SUZUKI
Senior Deputy County Counsel
Public Works Division

CBS:lm

Requested: 07/01/19
Revised: 08/27/19

ORDINANCE NO. _____

An ordinance amending Title 27 – Electrical Code of the Los Angeles County Code – by adopting and incorporating by reference portions of the 2019 California Electrical Code with certain changes and modifications, and making other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Sections 89.102 through 89.114 of Article 89, Article 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, H, I, and J, which incorporate by reference and modify portions of the 2016 California Electrical Code, are hereby repealed.

SECTION 2. Section 80-1.5 is hereby amended to read as follows:

Sec. 80-1.5. California Electrical Code (CEC) Adoption by Reference.

Except as hereinafter changed or modified, Sections 89.102 through 89.114 of Article 89, Article 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, H, I, and J of that certain Electrical Code known and designated as the ~~2016~~2019 California Electrical Code as published by the California Building Standards Commission are adopted and incorporated by reference into this Title 27 of the Los Angeles County Code, as if fully set forth below, as Sections 89.102 through 89.114 of Article 89, Article 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, H, ~~and~~ I, and J of Title 27 of the Los Angeles County Code.

A copy of the ~~2016~~2019 California Electrical Code, hereinafter referred to as the CEC, shall be at all times maintained by the Chief Electrical Inspector for use and examination by the public.

SECTION 3. Section 80-10 is hereby amended to read as follows:

Sec. 80-10. Annual Review of Fees.

The fees in this Code shall be reviewed annually by the Director of Public Works. Beginning on July 1, 1992, and thereafter on each succeeding July 1, the amount of each fee in this Code shall be adjusted as follows: Calculate the percentage movement between March of the previous year and March of the current year in the Consumer Price Index (CPI) for all urban consumers in the ~~Los Angeles, Anaheim and Riverside~~ Los Angeles-Long Beach-Anaheim, CA areas, as published by the United States Government Bureau of Labor Statistics, adjust each fee by said percentage amount and round off to the nearest ten (10) cents~~,provided;~~ however, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services. When it is determined that the amount reasonably necessary to recover the cost of providing services is in excess of this adjustment, the Building Official may present fee proposals to the Board of Supervisors for approval.

SECTION 4. Section 82-2 is hereby amended to read as follows:

Sec. 82-2. Time Limit.

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within ~~180 days~~12 months from the date ~~of~~ such permit is issued, or the work authorized by such permit is suspended or abandoned for a period of 180 days, or the permittee fails to obtain inspection as required by the provisions of Section 82-14 of this Code for a period of 180 days.

EXCEPTION: Permits issued to abate violation(s) in conjunction with a code enforcement action shall expire and become null and void at a date not to exceed (12) months from the date of issuance or other date determined by the Building Official.

The ~~Chief Electrical Inspector~~Building Official may ~~extend~~grant one or more extensions of the time for action by the permittee for a period not exceeding 180 days from the date of expiration upon written request ~~by~~from the permittee and payment of a fee in an amount determined by the ~~Chief Electrical Inspector,~~Building Official, not to exceed 25 percent of the permit fee. ~~No permit shall be extended more than twice.~~

Once a permit, including any extension(s) thereof, has expired, the permittee shall file a new application as specified in Section 82-1.

SECTION 5. Section 82-8 is hereby amended to read as follows:

Sec. 82-8. Fees.

. . .

18. For inspection of electrical equipment for which no fee is herein set forth and for emergency inspections for the time consumed:

~~For the first 1/2 hour, or fraction thereof..... $ 63.40~~

~~Or, f~~For each hour, or fraction thereof..... $126.40

. . .

SECTION 6. Section 220.41 is hereby added to read as follows:

Sec. 220.41. Energy Storage Readiness.

For all new one and two family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 Kva for every 2,000

square feet of living space, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit overcurrent protective device(s) for the energy storage system.

SECTION 7. The provisions of this ordinance contain various changes, modifications, and additions to the 2019 California Electrical Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Electrical Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance that are not administrative in nature are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles, as more particularly described in the table set forth below.

DRAFT

TABLE

ELECTRICAL CODE AMENDMENTS		
CODE SECTION	**CONDITION**	**EXPLANATION**
220.41	Climatic	The County of Los Angeles is a densely populated area with varying and occasionally immoderate temperatures and weather conditions. This creates the need for highly efficient buildings to reduce demand on the electrical grid and, in turn, reduce the use of fossil fuels and improve air quality. The proposed amendment will provide a cost-effective means for homeowners to increase energy savings and reduce the demand on the electrical grid by requiring the installation of an energy storage system for current or future use with minimal need for additional construction and modification of the existing electrical system.

SECTION 8. This ordinance shall become operative on January 1, 2020.

[TITLE27BUILDINGCODE2019CSCC]

DRAFT

ANALYSIS

This ordinance repeals those provisions of Title 29 – Mechanical Code – of the Los Angeles County Code, that incorporate by reference portions of the 2016 California Mechanical Code, and replaces them with provisions incorporating by reference portions of the 2019 California Mechanical Code, published by the California Building Standards Commission. Unless deleted or modified herein, the previously enacted provisions of Title 29 continue in effect.

State law requires that the County's Mechanical Code contain the same requirements as are contained in the building standards published in the most recent edition of the California Mechanical Code except for changes or modifications deemed reasonably necessary by the County because of local climatic, geological, or topographical conditions. The changes and modifications to the requirements contained in the building standards published in the 2019 California Mechanical Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions.

This ordinance also makes certain modifications to the administrative provisions of Title 29.

MARY C. WICKHAM
County Counsel

By
CAROLE B. SUZUKI
Senior Deputy County Counsel
Public Works Division

CBS:lm

Requested: 07/18/19
Revised: 09/04/19

ORDINANCE NO. _____

An ordinance amending Title 29 – Mechanical Code – of the Los Angeles County Code, by adopting and incorporating, by reference, portions of the 2019 California Mechanical Code, with certain changes and modifications, and making other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Sections 119.1.2.0 through 119.1.14.0 of Chapter 1, Chapters 2 through 17, and Appendices B, C, and D, which incorporate by reference and modify portions of the 2016 California Mechanical Code, are hereby repealed.

SECTION 2. Section 100 is hereby amended to read as follows:

100 -- ADOPTION BY REFERENCE.

Except as hereinafter changed or modified, Sections 1.2.0 through 1.14.0 of Chapter 1, Division I, of that certain Mechanical Code known and designated as the ~~2016~~2019 California Mechanical Code as published by the California Building Standards Commission are adopted and incorporated, by reference, into this Title 29 of the Los Angeles County Code, as if fully set forth below, and shall be known as Sections 119.1.2.0 through 119.1.14.0, respectively, of Chapter 1 of Title 29 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 17, and Appendices B, C, and D of that certain Mechanical Code known and designated as the ~~2016~~2019 California Mechanical Code as published by the California Building Standards Commission are adopted and incorporated, by reference, into this Title 29 of

the Los Angeles County Code as if fully set forth below, and shall be known as Chapters 2 through 17 and Appendices B, C, and D of Title 29 of the Los Angeles County Code.

A copy of the ~~2016~~2019 California Mechanical Code shall be at all times maintained by the Chief Mechanical Inspector for use and examination by the public.

SECTION 3. Section 112.2(2)(ii) is hereby amended to read as follows:

112.2 Plan Check Fees.

. . .

(ii) Garage ventilation systems required by~~installed in compliance with the provisions of~~ Title 26 of the Los Angeles County Code $194.30

. . .

SECTION 4. Section 113.2 is hereby amended to read as follows:

113.2 Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation, and become null and void, if the work authorized by such permit is not commenced within ~~180 days~~12 months from the date ~~of~~ such permit is issued, or the work authorized by such permit is suspended or abandoned for a period of 180 days, or permittee fails to obtain inspection as required by the provisions of Section 115.0 of this Code for a period of 180 days.

Exception: Permits issued to abate violation(s) in conjunction with a code enforcement action shall expire and become null and void at a date not to exceed 12 months from the issuance date or other date determined by the Building Official.

The Building Official may ~~extend~~grant one or more extensions of the time for action by the permittee for a period not exceeding 180 days from the date of expiration upon written request from the permittee and payment of a fee in an amount determined by the Building Official, not to exceed 25 percent of the permit fee. ~~No permit shall be extended more than twice.~~ Once a permit, including any extension(s) thereof, has expired, the permittee shall file a new application as specified in Section 111.2.

SECTION 5. Section 117.0 is hereby amended to read as follows:

117.0 Annual Review of Fees. The fees contained in this Code shall be reviewed annually by the Director of the Department of Public Works. Beginning on July 1, 1992, and thereafter on each succeeding July 1, the amount of each fee in this Code shall be adjusted as follows: Calculate the percentage movement between March of the previous year and March of the current year in the Consumer Price Index (CPI) for all urban consumers in the ~~Los Angeles, Anaheim, and Riverside~~Los Angeles-Long Beach-Anaheim, CA areas, as published by the United States Government Bureau of Labor Statistics, adjust each fee by said percentage amount and round off to the nearest ten (10) cents; ~~provided,~~ however, no adjustment shall decrease any fee and no fee shall exceed this reasonable cost of providing services. When it is determined that the amount reasonably necessary to recover the cost of providing services is in excess of this adjustment, the Chief Mechanical Inspector may present fee proposals to the Board of Supervisors for approval.

SECTION 6. Section 204.0 is hereby amended to read as follows:

204.0 – B –

. . .

Building Code. ~~The building code that is adopted by this jurisdiction. **[HCD1, HCD 2, OSHPD 1, 1R, 2, 3, 4 &5, and SFM]** "Building Code" shall mean the California Building Code, Title 24, Part 2~~The most recent edition of Title 26 of the Los Angeles County Code.

. . .

SECTION 7. Section 207.0 is hereby amended to read as follows:

207.0 – E –

. . .

Electrical Code. ~~The National Electrical Code promulgated by the National Fire Protection Association, as adopted by this jurisdiction. **[HCD 1 & HCD 2]** Whenever the term "Electrical Code" is used in this code, it shall mean the California Electrical Code, Title 24, Part 3~~The most recent edition of Title 27 of the Los Angeles County Code.

. . .

SECTION 8. Section 218.0 is hereby amended to read as follows:

218.0 – P –

. . .

Plumbing Code. ~~The Uniform Plumbing Code promulgated by the International Association of Plumbing and Mechanical Officials, as adopted by this jurisdiction. **[HCD 1 & HCD 2]** Whenever the term "Plumbing Code" is used in this code, it shall mean the~~

~~California Plumbing Code, Title 24, Part 5~~The most recent edition of Title 28 of the Los Angeles County Code.

. . .

SECTION 9. Section 302.2 is hereby amended to read as follows:

302.2 ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION ~~EQUIVALENCY~~AND MODIFICATIONS.

302.2.1 Alternate Materials and Methods of Construction. Nothing in this ~~c~~Code is intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety over those prescribed by this ~~c~~Code. Technical documentation shall be submitted to the Authority Having Jurisdiction to demonstrate equivalency. The Authority Having Jurisdiction shall have the authority to approve or disapprove the system, method, or device for the intended purpose on a case-by-case basis.

. . .

302.2.1.1 Testing.

. . .

302.2.1.1.1 Tests.

. . .

302.2.1.~~2~~1.2 Requests by the Authority Having Jurisdiction.

. . .

302.2.1.2 Application. Application for the use of an alternate material or method of construction shall be submitted in writing to the Chief Mechanical Inspector

together with a filing fee of $252.80. When staff review exceeds two hours, an additional fee of $126.40 per hour shall be charged for each hour or fraction thereof in excess of two hours.

302.2.2 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Authority Having Jurisdiction shall have the authority to grant modifications on a case-by-case basis, upon application of the owner or the owner's authorized agent, provided the Authority Having Jurisdiction shall first find that a special individual reason makes the strict letter of this Code impractical, and that the modification is in conformity with the spirit and purpose of this Code, and that such modification does not lessen any health, fire-protection, or other life-safety-related requirements. The details of any action granting modifications shall be recorded and entered in the files of the Authority Having Jurisdiction. The application for approval of a modification shall be in accordance with Section 302.2.1.2.

SECTION 10. Section 501.1 is hereby amended to read as follows:

501.1 Applicability. This cChapter includes requirements for environmental air ducts, product-conveying systems, and commercial hoods and kitchen ventilation. Part I addresses environmental air ducts and product-conveying systems. Part II addresses commercial hoods and kitchen ventilation. Ventilation systems installed to control occupational health hazards shall comply with the requirements of the Health Officer.

SECTION 11. Section 510.1.6 is hereby amended to read as follows:

510.1.6 Bracing and Supports. Duct bracing and supports shall be

of noncombustible material, securely attached to the structure, not less than the gauge required for grease-duct construction, and designed to carry gravity and lateral loads within the stress limitations of the ~~b~~Building ~~c~~Code. Bolts, screws, rivets, and other mechanical fasteners shall not penetrate duct walls.

SECTION 12. Section 603.3.1 is hereby amended to read as follows:

603.3.1 Rectangular Ducts. Supports for rectangular ducts shall be installed on two opposite sides of each duct and shall be welded, riveted, bolted, or metal screwed to each side of the duct at intervals specified.

SECTION 13. Section 1114.4 is hereby added to read as follows:

1114.4 Approvals Required. The method of discharge of systems containing other than group A1 refrigerants shall comply with the pertinent requirements of Title 32 – Fire Code – and Division 2 of Title 20 – Sanitary Sewer and Industrial Waste – of the Los Angeles County Code.

SECTION 14. The provisions of this ordinance contain various changes, modifications, and additions to the 2019 Edition of the California Mechanical Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Mechanical Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance that are not

administrative in nature are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles, as more particularly described in the table set forth below.

TABLE

MECHANICAL CODE AMENDMENTS		
CODE SECTION	**CONDITION**	**EXPLANATION**
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
510.1.6	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
603.3.1	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
1114.4	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment to reduce damage and potential for toxic refrigerant release during a seismic event caused by shifting equipment and to minimize impacts to the sewer system in such an event.

SECTION 15. This ordinance shall become operative on January 1, 2020.

[TITLE29BUILDINGCODE2019CSCC]

DRAFT

ANALYSIS

This ordinance repeals those provisions of Title 30 – Residential Code – of the Los Angeles County Code, which had incorporated by reference portions of the 2016 Edition of the California Residential Code, and replaces them with provisions incorporating by reference portions of the 2019 California Residential Code, published by the California Building Standards Commission with certain changes and modifications.

State law requires that the County adopt ordinances that contain the same requirements as are contained in the building standards published in the California Residential Code. State law allows the County to change or modify these requirements only if it determines that such changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions.

The changes and modifications to requirements contained in the building standards published in the 2019 California Residential Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions.

MARY C. WICKHAM
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By
CAROLE B. SUZUKI
Senior Deputy County Counsel
Public Works Division

CBS:lm

Requested: 07/03/19
Revised: 10/15/19

DRAFT

ORDINANCE NO. _____

An ordinance amending Title 30 – Residential Code – of the Los Angeles County Code, by adopting and incorporating by reference the 2019 California Residential Code, with certain changes and modifications.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapters 2 through 10, Chapter 44, and Appendix H, which incorporate by reference, and modify, portions of the 2016 California Residential Code, are hereby repealed.

SECTION 2. Chapter 1 is hereby amended to read as follows:

R100 ADOPTION BY REFERENCE

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1, Section 1207 of Chapter 12, and Chapters 67, 68, 69, 98, 99, and Appendix J of Title 26 of the Los Angeles County Code are adopted and incorporated by reference into this Title 30 as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1, Section 1207 of Chapter 12, and Chapters 67, 68, 69, 98, 99, and Appendix J of Title 30 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 10, Chapter 44, and Appendixes H, Q, S, and X of that certain code known and designated as the ~~2016~~2019 California Residential Code as published by the California Building Standards Commission are adopted and incorporated by reference into this Title 30 as if fully set forth below, and shall be known as Chapters 2 through 10, Chapter 44, and Appendixes H, Q, S, and X of Title 30 of the Los Angeles County Code. A copy of the

~~2016~~2019 California Residential Code shall be at all times maintained by the Building Official for use and examination by the public.

R101 TITLE, PURPOSE, AND INTENT

. . .

R101.3 Scope.

. . .

Exceptions:

1. Live/work units complying with the requirements of Section 419 of the Los Angeles County Building Code shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression otherwise required by Section 419.5 of the Los Angeles County Building Code for buildings and structures constructed under this Code shall conform to Section 903.3.1.3 of the Los Angeles County Building Code.

2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the Los Angeles County Residential Code for one- and two-family dwellings when equipped with a fire sprinkler system in accordance with Section R313.

Additions, alterations, repairs, and changes of use or occupancy in all buildings and structures to which this Code applies shall comply with the provisions for new buildings and structures except as otherwise provided in the Existing Building Code and Section 109 of the Los Angeles County Building Code.

SECTION 3. Section R301.1.3.2 is hereby amended to read as follows:

R301.1.3.2 Woodframe structures ~~greater than two-stories~~.

The ~~b~~Building ~~o~~Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than two stories and basement in height located in Seismic Design Category A, B, or C. Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Sections 5537 and 6737.1.

The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than one story in height or with a basement located in Seismic Design Category D_0, D_1, or D_2 or E.

SECTION 4. Section R301.1.4 is hereby added to read as follows:

R301.1.4 Seismic design provisions for buildings constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope).

The design and construction of new buildings and additions to existing buildings when constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall comply with Section 1613.6 of the Los Angeles County Building Code.

SECTION 5. Section R301.2 is hereby amended to read as follows:

R301.2 Climatic and geographic design criteria.

Buildings shall be constructed in accordance with the provisions of this ~~c~~Code as limited by the provisions of this ~~s~~Section. ~~Additional criteria shall be established by the local jurisdiction and set forth~~Consult with the Building Official regarding additional criteria in Table R301.2(1).

SECTION 6. Section R301.2.2.6 is hereby amended to read as follows:

R301.2.2.6 Irregular buildings.

. . .

1. **Shear wall or braced wall offsets out of plane.** Conditions where exterior shear wall lines or braced wall panels are not in one plane vertically from the foundation to the uppermost story in which they are required.

~~**Exception:** For wood light-frame construction, floors with cantilevers or setbacks not exceeding four times the nominal depth of the wood floor joists are permitted to support braced wall panels that are out of plane with braced wall panels below provided that all of the following are satisfied:~~

~~1. Floor joists are nominal 2 inches by 10 inches (51 mm by 254 mm) or larger and spaced not more than 16 inches (406 mm) on center.~~

~~2. The ratio of the back span to the cantilever is not less than 2 to 1.~~

~~3. Floor joists at ends of braced wall panels are doubled.~~

~~4. For wood-frame construction, a continuous rim joist is connected to ends or all cantilever joists. Where spliced, the rim joists shall be spliced using a galvanized metal tie not less than 0.058 inch (1.5 mm) (16 gage) and 11/2 inches (38 mm) wide~~

~~fastened with six 16d nails on each side of the splice; or a block of the same size as the rim joist and of sufficient length to fit securely between the joist space at which the splice occurs, fastened with eight 16d nails on each side of the splice.~~

~~5. Gravity loads carried at the end of cantilevered joists are limited to uniform wall and roof loads and the reactions from headers having a span of 8 feet (2438 mm) or less.~~

2. **Lateral support of roofs and floors.** Conditions where a section of floor or roof is not laterally supported by shear walls or braced wall lines on all edges.

Exception: Portions of floors that do not support shear walls, braced wall panels above, or roofs shall be permitted to extend not more than 6 feet (1829 mm) beyond a shear wall or braced wall line.

3. **Shear wall or braced wall offsets in plane.** Conditions where the end of a braced wall panel occurs over an opening in the wall below ~~and extends more than 1 foot (305 mm) horizontally past the edge of the opening. This provision is applicable to shear walls and braced wall panels offset in plane and to braced wall panels offset out of plane in accordance with the exception to Item 1.~~

~~**Exception:** For wood light-frame wall construction, one end of a braced wall panel shall be permitted to extend more than 1 foot (305 mm) over an opening not more than 8 feet (2438 mm) in width in the wall below provided that the opening includes a header in accordance with all of the following:~~

~~1. The building width, loading condition and framing member species limitations of Table R602.7(1) shall apply.~~

~~2. The header is composed of:~~

~~2.1 Not less than one 2x12 or two 2x10 for an opening not more than 4 feet (1219 mm) wide.~~

~~2.2. Not less than two 2x12 or three 2x10 for an opening not more than 6 feet (1829 mm) in width.~~

~~2.3. Not less than three 2x12 or four 2x10 for an opening not more than 8 feet (2438 mm) in width.~~

~~3. The entire length of the braced wall panel does not occur over an opening in the wall below.~~

4. **Floor and roof opening.** Conditions where an opening in a floor or roof exceeds the lesser of 12 feet (3658 mm) or 50 percent of the least floor or roof dimension.

5. **Floor Level offset.** Conditions where portions of a floor level are vertically offset.

~~Exceptions:~~

~~1. Framing supported directly by continuous foundations at the perimeter of the building.~~

~~2. For wood light-frame construction, floors shall be permitted to be vertically offset when the floor framing is lapped or tied together as required by section R502.6.1.~~

. . .

SECTION 7. Section R301.2.2.11 is hereby added to read as follows:

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R301.2.2.11 Anchorage of mechanical, electrical, or plumbing components and equipment.

Mechanical, electrical, or plumbing components and equipment shall be anchored to the structure. Anchorage of the components and equipment shall be designed to resist loads in accordance with the Los Angeles County Building Code and ASCE 7, except where the component is positively attached to the structure and flexible connections are provided between the component and associated ductwork, piping, and conduit; and either:

1. The component weighs 400 pounds (1,780 N) or less and has a center of mass located 4 feet (1.22 m) or less above the supporting structure; or

2. The component weighs 20 pounds (89N) or less or, in the case of a distributed system, 5 pounds per foot (73 N/m) or less.

SECTION 8. Table R302.1(2) is hereby amended as follows:

TABLE R302.1(2)
EXTERIOR WALLS—DWELLINGS *AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION*

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *California Building Code* with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet[a]
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood[b,c]	2 feet[a]
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	NA	< 3 feet
	Unlimited	0 hours	3 feet[a]
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet[a]

a. Reserved. ~~For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section R313, the fire separation distance for exterior walls not fire-resistance rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be~~

~~permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.~~

. . .

SECTION 9. Section R337.1.1 is hereby amended to read as follows:

R337.1.1 Scope.

This ~~c~~Chapter applies to building materials, systems and or assemblies used in the exterior design and construction of new buildings, and to additions, alterations, or repairs made to existing buildings, erected, constructed, located, or moved within a Wildland-Urban Interface Fire Area as defined in Section R337.2A.

SECTION 10. Section R337.1.3 is hereby amended to read as follows:

R337.1.3 Application.

New buildings, and any additions, alterations, or repairs made to existing buildings located in or moved within any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the ~~enforcing agency~~Los Angeles County Fire Department constructed after the application date shall comply with the provisions of this ~~c~~Chapter.

Exceptions:

. . .

~~4. Additions to and remodels of buildings originally constructed prior to the applicable application date~~Reserved.

SECTION 11. Section R337.1.3.1 is hereby amended to read as follows:

R337.1.3.1 Application date and where required.

New buildings for which an application for a building permit is submitted on or after July 1, 2008, and any additions, alterations, or repairs made to existing buildings for which an application for a building permit is submitted on or after January 1, 2020, located in any Fire Hazard Severity Zone or Wildland Interface Fire Area shall comply with all sections of this ~~c~~Chapter, including all of the following areas:

. . .

Exceptions:

1. ~~New b~~Buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this ~~c~~Chapter.

2. ~~New b~~Buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland Interface Fire Area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2005 but prior to July 1, 2008, shall only comply with the following sections of this ~~c~~Chapter:

. . .

SECTION 12. Section R337.1.4 is hereby amended to read as follows:

R337.1.4 Inspection and certification.

. . .

1. Building permit issuance. The ~~local b~~Building ~~o~~Official shall, prior to construction, provide the owner or applicant a certification that the building as proposed

to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this ~~c~~Chapter. Issuance of a building permit by the ~~local b~~Building ~~o~~Official for the proposed building shall be considered as complying with this ~~s~~Section.

2. Building permit final. The ~~local b~~Building ~~o~~Official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this ~~c~~Chapter. Issuance of a certificate of occupancy by the ~~local b~~Building ~~o~~Official for the proposed building shall be considered as complying with this ~~s~~Section.

SECTION 13. Section R337.1.6 is hereby amended to read as follows:

R337.1.6 Application to accessory buildings and miscellaneous structures.

~~New a~~Accessory buildings and miscellaneous structures, including additions, alterations, or repairs, as specified in Section R337.10 shall comply only with the requirements of that ~~s~~Section.

SECTION 14. Section R337.2 is hereby amended to read as follows:

SECTION R337.2

DEFINITIONS

. . .

FIRE PROTECTION PLAN is a document prepared for a specific project or development proposed for a Wildland-Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure. The fire protection plan shall be in accordance with this ~~c~~Chapter and the ~~California~~Los Angeles County Fire Code, Chapter 49. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted. ~~Only locally adopted ordinances that have been filed with the California Building Standards Commission or the Department of Housing and Community Development in accordance with Section 1.1.8 shall apply.~~

FIRE HAZARD SEVERITY ZONES are geographical areas designated pursuant to California Public Resources Code Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very-High Fire Hazard Severity Zones designated pursuant to California Government Code Sections 51175 through 51189. See ~~California~~Los Angeles County Fire Code, ~~Article 86~~Chapter 49.

. . .

WILDLAND-URBAN INTERFACE FIRE AREA is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with ~~the~~ Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the ~~enforcing agency~~Los Angeles County Fire Department to be at a significant risk from wildfires.

SECTION 15. Section R337.3.2 is hereby amended to read as follows:

R337.3.2 Qualification by testing.

Material and material assemblies tested in accordance with the requirements of Section R337.3 shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal or the Building Official, or identified in a current report issued by an approved agency.

SECTION 16. Section R337.3.3 is hereby amended to read as follows:

R337.3.3 Approved agency.

Product evaluation testing shall be performed by an approved agency as defined in Section 1702 of the ~~California~~Los Angeles County Building Code. The scope of accreditation for the approved agency shall include building product compliance with ~~c~~Code.

SECTION 17. Section R337.3.5.2 is hereby amended to read as follows:

R337.3.5.2 Weathering.

Fire-retardant-treated wood ~~and fire-retardant-treated wood shingles and shakes~~ shall meet the fire test performance requirements of this ~~c~~Chapter after being subjected to the weathering conditions contained in the following standards, as applicable to the materials and the conditions of use.

SECTION 18. Section R337.3.5.2.1 is hereby amended to read as follows:

R337.3.5.2.1 Fire-retardant-treated wood.

Fire-retardant-treated wood shall be tested in accordance with ASTM D2898 (Method A), and the requirements of Section 2303.2 of the ~~California~~Los Angeles County Building Code.

SECTION 19. Section R337.3.5.2.2 is hereby deleted in its entirety.

~~**R337.3.5.2.2 Fire-retardant-treated wood shingles and shakes.** Fire-retardant-treated wood shingles and shakes shall be approved and listed by the State Fire Marshal in accordance with Section 208(c), Title 19 California Code of Regulations.~~

SECTION 20. Section R337.3.6 is hereby amended to read as follows:

R337.3.6 Alternates for materials, design, tests and methods of construction.

The ~~enforcing agency~~Building Official is permitted to modify the provisions of this ~~c~~Chapter for site-specific conditions in accordance with Chapter 1, Section ~~1.11.2.4~~104.2.7. When required by the ~~enforcing agency~~Building Official for the purposes of granting modifications, a fire protection plan shall be submitted in accordance with the ~~California~~Los Angeles County Fire Code, Chapter 49.

SECTION 21. Section R337.4.4 is hereby amended to read as follows:

R337.4.4 Alternative methods for determining ignition-resistant material.

. . .

2. Fire-retardant-treated wood. Fire-retardant-treated wood identified for exterior use that complies with the requirements of Section 2303.2 of the ~~California~~Los Angeles County Building Code.

~~3. Fire-retardant-treated wood shingles and shakes. Fire-retardant-treated wood shingles and shakes, as defined in section 1505.6 of the California Building Code and listed by State Fire Marshal for use as "Class B" roof covering, shall be accepted as an Ignition-resistant wall covering material when installed over solid sheathing.~~

SECTION 22. Section R337.5.2 is hereby amended to read as follows:

R337.5.2 Roof coverings.

Roof coverings shall be Class A as specified in Section R902.1. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of minimum 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking. Wood shingles and wood shakes are prohibited in any Fire Hazard Severity Zones regardless of classification.

SECTION 23. Section R337.6.1 is hereby amended to read as follows:

R337.6.1 General.

Where provided, ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation shall be in accordance with

Section ~~12032~~1202 of the ~~California~~Los Angeles County Building Code and Sections 337.6.1 through R337.6.3 of this ~~s~~Section to resist building ignition from the intrusion of burning embers and flame through the ventilation opening.

SECTION 24. Section R337.6.3 is hereby amended to read as follows:

R337.6.3 Ventilation openings on the underside of eaves and cornices.

. . .

Exceptions:

. . .

2. The ~~enforcing agency~~Building Official shall be permitted to accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.

3. Vents complying with the requirements of Section R337.6.2 shall be permitted to be installed on the underside of eaves and cornices in accordance with either one of the following conditions:

3.1. The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the ~~California~~Los Angeles County Building Code or,

. . .

SECTION 25. Section R337.10.3 is hereby amended to read as follows:

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R337.10.3 Where required.

No requirements shall apply to accessory buildings or miscellaneous structures when located at least 50 feet from an applicable building. Applicable accessory buildings and attached miscellaneous structures, or detached miscellaneous structures that are installed at a distance of less than 3 feet from an applicable building, shall comply with this ~~s~~Section. When required by the ~~enforcing agency~~Building Official, detached miscellaneous structures that are installed at a distance of more than 3 feet but less than 50 feet from an applicable building shall comply with the requirements of this ~~s~~Section.

SECTION 26. Section R337.10.3.3 is hereby amended to read as follows:

R337.10.3.3 Detached miscellaneous structure requirements.

When required by the ~~enforcing agency~~Building Official, applicable detached miscellaneous structures that are installed at ~~as~~ distance of more than 3 feet but less than 50 feet from an applicable building shall be constructed of noncombustible materials or of ignition-resistant materials as described in Section R337.4.3.

SECTION 27. Section R401.1 is hereby amended to read as follows:

R401.1 Application.

. . .

Wood foundations in Seismic Design Category D_0, D_1, or D_2 shall ~~be designed in accordance with accepted engineering practice~~not be permitted.

Exception: In non-occupied, single-story, detached storage sheds and similar uses other than carport or garage, provided the gross floor area does not exceed 200

square feet, the plate height does not exceed 12 feet in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches.

SECTION 28. Section R403.1.2 is hereby amended to read as follows:

R403.1.2 Continuous footing in Seismic Design Categories D_0, D_1 and D_2.

Exterior walls of buildings located in Seismic Design Categories D_0, D_1 and D_2 shall be supported by continuous solid or fully grouted masonry or concrete footings. ~~Other footing materials or systems shall be designed in accordance with accepted engineering practices.~~Required interior braced wall panels in buildings located in Seismic Design Categories D_0, D_1 and D_2 ~~with plan dimensions greater than 50 feet (15 240 mm) shall be supported by continuous solid or fully grouted masonry or concrete footings in accordance with Section R403.1.3.4, except for two-story buildings in Seismic Design Category D_2, in which all braced wall panels, interior and exterior,~~ shall be supported on continuous foundations.

~~Exception: Two-story buildings shall be permitted to have interior braced wall panels supported on continuous foundations at intervals not exceeding 50 feet (15 240 mm) provided that:~~

~~1. The height of cripple walls does not exceed 4 feet (1219 mm).~~

~~2. First floor braced wall panels are supported on doubled floor joists, continuous blocking or floor beams.~~

~~3. The distance between bracing lines does not exceed twice the building width measured parallel to the braced wall line.~~

SECTION 29. Section R403.1.3.6 is hereby amended to read as follows:

R403.1.3.6 Isolated concrete footings.

In detached one- and two-family dwellings located in Seismic Design Category A, B, or C that are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

SECTION 30. Section R403.1.5 is hereby amended to read as follows:

R403.1.5 Slope.

The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in 10 units horizontal (10-percent slope).

For structures located in Seismic Design Category D_0, D_1, or D_2, stepped footings shall be reinforced with two No. 4 reinforcing bars. Two bars shall be located at the top and bottom of the footings as shown in Figure R403.1.5.

SECTION 31. Figure R403.1.5 is hereby added to read as follows:

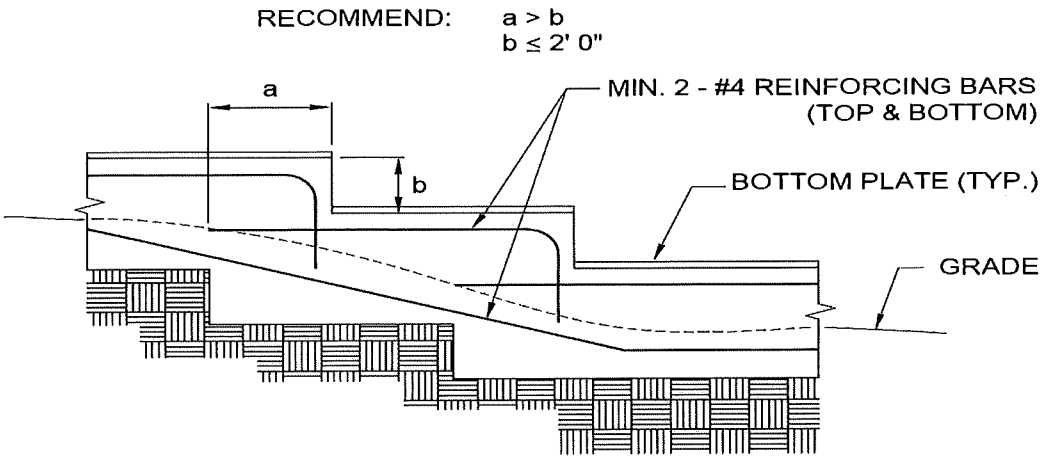


FIGURE R403.1.5
STEPPED FOOTING

SECTION 32. Section R404.2 is hereby amended to read as follows:

R404.2 Wood foundation walls.

Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3). Wood foundation walls shall not be used for structures located in Seismic Design Category D_0, D_1, or D_2.

SECTION 33. Section R501.1 is hereby amended to read as follows:

R501.1 Application.

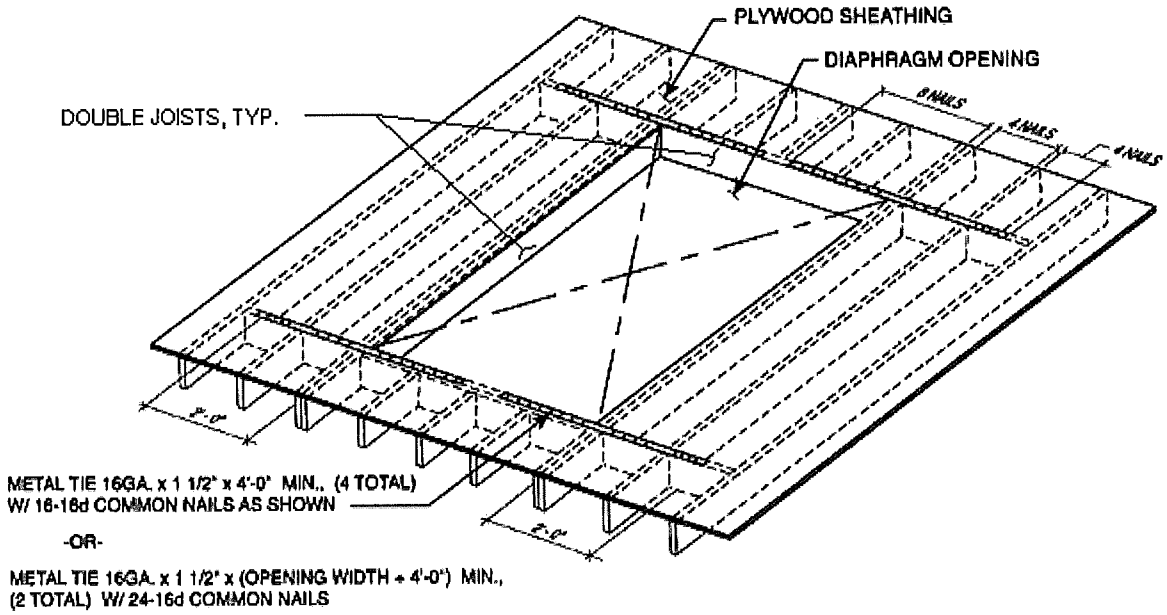
The provision of this cChapter shall control the design and construction of the floors for buildings, including the floors of attic spaces used to house mechanical or plumbing fixtures and equipment. Mechanical or plumbing fixtures and equipment shall be attached or anchored to the structure in accordance with Section R301.2.2.11.

SECTION 34. Section R503.2.4 is hereby added to read as follows:

R503.2.4 Openings in horizontal diaphragms.

Openings in horizontal diaphragms with a dimension perpendicular to the joist that is greater than 4 feet (1.2 m) shall be constructed in accordance with Figure R503.2.4.

SECTION 35. Figure R503.2.4 is hereby added to read as follows:



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R503.2.4

OPENING IN HORIZONTAL DIAPHRAGMS

Notes:

a. Blockings shall be provided beyond headers.

b. Metal ties not less than 0.058 inch [1.47 mm (16 galvanized gage)] by 1.5 inches (38 mm) wide with eight 16d common nails on each side of the header-joist intersection. The metal ties shall have a minimum yield of 33,000 psi (227 MPa).

c. Openings in diaphragms shall be further limited in accordance with Section R301.2.2.6.

SECTION 36. Table R602.3(1) is hereby amended to read as follows:

TABLE R602.3(1)

FASTENING SCHEDULE

. . .

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width. Use of staples in roof, floor, subfloor, and braced wall panels shall be prohibited in Seismic Design Category D_0, D_1, or D_2.

. . .

SECTION 37. Table R602.3(2) is hereby amended to read as follows:

TABLE R602.3(2)

ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

. . .

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted. Use of staples in roof, floor, subfloor, and braced wall panels shall be prohibited in Seismic Design Category D_0, D_1, or D_2.

. . .

SECTION 38. Section R602.3.2 is hereby amended to read as follows:

R602.3.2 Top plate.

. . .

Exception: In other than Seismic Design Category D_0, D_1, or D_2, ~~a~~A single top plate used as an alternative to a double top plate shall comply with the following:

. . .

SECTION 39. Table R602.3.2 is hereby amended to read as follows:

TABLE R602.3.2
SINGLE TOP-PLATE SPLICE CONNECTION DETAILS

CONDITION	TOP-PLATE SPLICE LOCATION			
	Corners and intersecting walls		Butt joints in straight walls	
	Splice plate size	Minimum nails each side of joint	Splice plate size	Minimum nails each side of joint
Structures in SDC A-C; ~~and in SDC D_0, D_1 and D_2 with braced wall line spacing less than 25 feet~~	3″ × 6″ × 0.036″ galvanized steel plate or equivalent	(6) 8d box ($2^1/_2$″ × 0.113″) nails	3′ × 12″ × 0.036″ galvanized steel plate or equivalent	(12) 8d box ($2^1/_2$″ × 0.113″) nails
~~Structures in SDC D_0, D_1 and D_2, with braced wall line spacing greater than or equal to 25 feet~~	~~3″ × 8″ by 0.036″ galvanized steel plate or equivalent~~	~~(9) 8d box ($2^1/_2$″ × 0.113″) nails~~	~~3′ × 16″ × 0.036″ galvanized steel plate or equivalent~~	~~(18) 8d box ($2^1/_2$″ × 0.113″) nails~~

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

SECTION 40. Section R602.10.2.3 is hereby amended to read as follows:

R602.10.2.3 Minimum number of braced wall panels.

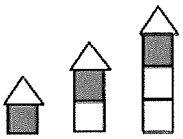
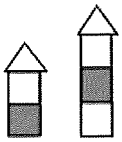
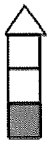
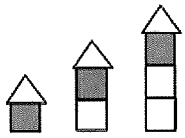
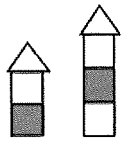
Braced wall lines with a length of 16 feet (4877 mm) or less shall have not less than two braced wall panels of any length or one braced wall panel equal to 48 inches (1219 mm) or more. Braced wall lines greater than 16 feet (4877 mm) shall have not less than two braced wall panels. No braced wall panel shall be less than 48 inches in length in Seismic Design Category D_0, D_1, or D_2.

SECTION 41. Table R602.10.3(3) is hereby amended to read as follows:

TABLE R602.10.3(3)

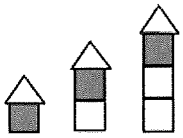
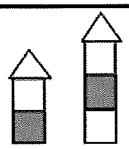
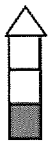
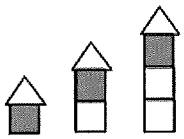
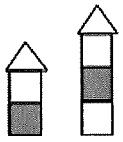
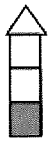
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• SOIL CLASS D[b] • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, f]				
Seismic Design Category	Story Location	Braced Wall Line Length (feet)[c]	Method LIB[d]	Method GB[e]	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[e]	Method WSP	Methods CS-WSP, CS-G, CS-PF
C (townhouses only)		10	2.5	2.5	2.5	1.6	1.4
		20	5.0	5.0	5.0	3.2	2.7
		30	7.5	7.5	7.5	4.8	4.1
		40	10.0	10.0	10.0	6.4	5.4
		50	12.5	12.5	12.5	8.0	6.8
		10	NP	4.5	4.5	3.0	2.6
		20	NP	9.0	9.0	6.0	5.1
		30	NP	13.5	13.5	9.0	7.7
		40	NP	18.0	18.0	12.0	10.2
		50	NP	22.5	22.5	15.0	12.8
		10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D_0		10	NP	~~2.8~~ 5.6	~~2.8~~ 5.6	1.8	1.6
		20	NP	~~5.5~~ 11.0	~~5.5~~ 11.0	3.6	3.1
		30	NP	~~8.3~~ 16.6	~~8.3~~ 16.6	5.4	4.6
		40	NP	~~11.0~~ 22.0	~~11.0~~ 22.0	7.2	6.1
		50	NP	~~13.8~~ 27.6	~~13.8~~ 27.6	9.0	7.7
		10	NP	~~5.3~~ NP	~~5.3~~ NP	3.8	3.2
		20	NP	~~10.5~~ NP	~~10.5~~ NP	7.5	6.4
		30	NP	~~15.8~~ NP	~~15.8~~ NP	11.3	9.6
		40	NP	~~21.0~~ NP	~~21.0~~ NP	15.0	12.8
		50	NP	~~26.3~~ NP	~~26.3~~ NP	18.8	16.0
		10	NP	~~7.3~~ NP	~~7.3~~ NP	5.3	4.5
		20	NP	~~14.5~~ NP	~~14.5~~ NP	10.5	9.0
		30	NP	~~21.8~~ NP	~~21.8~~ NP	15.8	13.4
		40	NP	~~29.0~~ NP	~~29.0~~ NP	21.0	17.9
		50	NP	~~36.3~~ NP	~~36.3~~ NP	26.3	22.3

(continued)

TABLE R602.10.3(3)—continued
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• SOIL CLASS D[b] • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a,f]				
Seismic Design Category	**Story Location**	**Braced Wall Line Length (feet)[c]**	**Method LIB[d]**	**Method GB[g]**	**Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[e,g]**	**Method WSP**	**Methods CS-WSP, CS-G, CS-PF**
D_1		10	NP	~~3.0~~ 6.0	~~3.0~~ 6.0	2.0	1.7
		20	NP	~~6.0~~ 12.0	~~6.0~~ 12.0	4.0	3.4
		30	NP	~~9.0~~ 18.0	~~9.0~~ 18.0	6.0	5.1
		40	NP	~~12.0~~ 24.0	~~12.0~~ 24.0	8.0	6.8
		50	NP	~~15.0~~ 30.0	~~15.0~~ 30.0	10.0	8.5
		10	NP	~~6.0~~ NP	~~6.0~~ NP	4.5	3.8
		20	NP	~~12.0~~ NP	~~12.0~~ NP	9.0	7.7
		30	NP	~~18.0~~ NP	~~18.0~~ NP	13.5	11.5
		40	NP	~~24.0~~ NP	~~24.0~~ NP	18.0	15.3
		50	NP	~~30.0~~ NP	~~30.0~~ NP	22.5	19.1
		10	NP	~~8.5~~ NP	~~8.5~~ NP	6.0	5.1
		20	NP	~~17.0~~ NP	~~17.0~~ NP	12.0	10.2
		30	NP	~~25.5~~ NP	~~25.5~~ NP	18.0	15.3
		40	NP	~~34.0~~ NP	~~34.0~~ NP	24.0	20.4
		50	NP	~~42.5~~ NP	~~42.5~~ NP	30.0	25.5
D_2		10	NP	~~4.0~~ 8.0	~~4.0~~ 8.0	2.5	2.1
		20	NP	~~8.0~~ 16.0	~~8.0~~ 16.0	5.0	4.3
		30	NP	~~12.0~~ 24.0	~~12.0~~ 24.0	7.5	6.4
		40	NP	~~16.0~~ 32.0	~~16.0~~ 32.0	10.0	8.5
		50	NP	~~20.0~~ 40.0	~~20.0~~ 40.0	12.5	10.6
		10	NP	~~7.5~~ NP	~~7.5~~ NP	5.5	4.7
		20	NP	~~15.0~~ NP	~~15.0~~ NP	11.0	9.4
		30	NP	~~22.5~~ NP	~~22.5~~ NP	16.5	14.0
		40	NP	~~30.0~~ NP	~~30.0~~ NP	22.0	18.7
		50	NP	~~37.5~~ NP	~~37.5~~ NP	27.5	23.4
		10	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP
	Cripple wall below one- or two-story dwelling	10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
NP = Not Permitted.

a. Linear interpolation shall be permitted.

b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *California Building Code.*

c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.

d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.

e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D_0, D_1 and D_2.

f. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

g. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D_0, D_1 and D_2. Methods DWB, SFB, PBS, and HPS are not permitted in D_0, D_1 or D_2.

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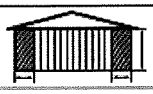
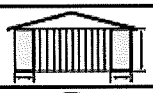
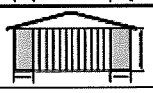
SECTION 42. Table R602.10.4 is hereby amended to read as follows:

TABLE R602.10.4

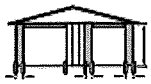
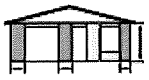
BRACING METHODS

TABLE R602.10.4
BRACING METHODS [1]

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[2]	
				Fasteners	Spacing
Intermittent Bracing Methods	**LIB** Let-in-bracing	1 × 4 wood or approved metal straps at 45° to 60° angles for maximum 16″ stud spacing		Wood: 2-8d common nails or 3-8d ($2^1/_2$″ long x 0.113″ dia.) nails	Wood: per stud and top and bottom plates
				Metal strap: per manufacturer	Metal: per manufacturer
	DWB Diagonal wood boards	$^3/_4$″ (1″ nominal) for maximum 24″ stud spacing		2-8d ($2^1/_2$″ long × 0.113″ dia.) nails or 2 - $1^3/_4$″ long staples	Per stud
	WSP Wood structural panel (See Section R604)	$^3/_8$″ 15/32″		8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge ~~Exterior sheathing per Table R602.3(3)~~	6" edges 12" field
				8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge ~~Interior sheathing per Table R602.3(1) or R602.3(2)~~	~~Varies by fastener~~ 6" edges 12" field
	BV-WSP[7] Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	$^7/_{16}$″	See Figure R602.10.6.5	8d common ($2^1/_2$″ × 0.131) nails	4″ at panel edges 12″ at intermediate supports 4″ at braced wall panel end posts
	SFB Structural fiberboard sheathing	$^1/_2$″ or $^{25}/_{32}$″ for maximum 16″ stud spacing		$1^1/_2$″ long × 0.12″ dia. (for $^1/_2$″ thick sheathing) $1^3/_4$″ long × 0.12″ dia. (for $^{25}/_{32}$″ thick sheathing) galvanized roofing nails	3″ edges 6″ field
	GB Gypsum board	$^1/_2$″		Nails or screws per Table R602.3(1) for exterior locations	For all braced wall panel locations: 7″ edges (including top and bottom plates) 7″ field
				Nails or screws per Table R702.3.5 for interior locations	
	PBS Particleboard sheathing (See Section R605)	$^3/_8$″ or $^1/_2$″ for maximum 16″ stud spacing		For $^3/_8$″, 6d common (2″ long × 0.113″ dia.) nails For $^1/_2$″, 8d common ($2^1/_2$″ long × 0.131″ dia.) nails	3″ edges 6″ field
	PCP Portland cement plaster	See Section R703.7 for maximum 16″ stud spacing		$1^1/_2$″ long, 11 gage, $^7/_{16}$″ dia. head nails or $^7/_8$″ long, 16 gage staples[8]	6″ o.c. on all framing members
	HPS Hardboard panel siding	$^7/_{16}$″ for maximum 16″ stud spacing		0.092″ dia., 0.225″ dia. head nails with length to accommodate $1^1/_2$″ penetration into studs	4″ edges 8″ field
	ABW Alternate braced wall	$^3/_8$″		See Section R602.10.6.1	See Section R602.10.6.1

(continued)

TABLE R602.10.4—continued
BRACING METHODS [f]

	METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[a]	
				Fasteners	Spacing
Intermittent Bracing Methods	**PFH** Portal frame with hold-downs	3/8"		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage	7/16"		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	**CS-WSP** Continuously sheathed wood structural panel	3/8"		8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge ~~Exterior sheathing per Table R602.3(3)~~	6" edges 12" field
		15/32"		8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge ~~Interior sheathing per Table R602.3(1) or R602.3(2)~~	~~Varies by fastener~~ 6" edges 12" field
	CS-G[b,c] Continuously sheathed wood structural panel adjacent to garage openings	3/8" 15/32"		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame	7/16" 15/32"		See Section R602.10.6.4	See Section R602.10.6.4
	CS-SFB[d, f] Continuously sheathed structural fiberboard	1/2" or 25/32" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 3/4" long x 0.12" dia. (for 25/32" thick sheathing) galvanized roofing nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m^2, 1 mile per hour = 0.447 m/s.

a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D_0, D_1 and D_2.
b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D_0, D_1 and D_2, roof covering dead load shall not exceed 3 psf.
c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.5(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
d. Method CS-SFB does not apply in Seismic Design Categories D_0, D_1 and D_2.
e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D_0 through D_2 only.
f. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D_0, D_1, or D_2. Methods LIB, DWB, SFB, PBS, HPS, and PFG are not permitted in SDC D_0, D_1, or D_2.
g. Use of staples in braced wall panels shall be prohibited in SDC D_0, D_1, or D_2.

SECTION 43. Table R602.10.5 is hereby amended to read as follows:

TABLE R602.10.5

MINIMUM LENGTH OF BRACED WALL PANELS

TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (See Table R602.10.4)		MINIMUM LENGTH[a] (inches) Wall Height					CONTRIBUTING LENGTH (inches)
		8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	48	53	58	Actual[b]
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LIB		55	62	69	NP	NP	Actual[b]
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42	48
	SDC D_0, D_1 and D_2, ultimate design wind speed < 140 mph	32	32	34	NP	NP	
CS-G		24	27	30	33	36	Actual[b]
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						
	≤ 64	24	27	30	33	36	Actual[b]
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	—	44	40	38	38	
	104	—	49	43	40	39	
	108	—	54	46	43	41	
	112	—	—	50	45	43	
	116	—	—	55	48	45	
	120	—	—	60	52	48	
	124	—	—	—	56	51	
	128	—	—	—	61	54	
	132	—	—	—	66	58	
	136	—	—	—	—	62	
	140	—	—	—	—	66	
	144	—	—	—	—	72	
METHOD (See Table R602.10.4)		Portal header height 8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	~~16~~ 24	~~16~~ 24	~~16~~ 24	Note c	Note c	48
	Supporting one story and roof	24	24	24	Note c	Note c	
PFG		24	27	30	Note d	Note d	1.5 × Actual[b]
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actual[b]
	SDC D_0, D_1 and D_2	~~16~~ 24	~~18~~ 24	~~20~~ 24	Note e	Note e	Actual[b]

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.

SECTION 44. Figure R602.10.6.1 is amended to read as follows:

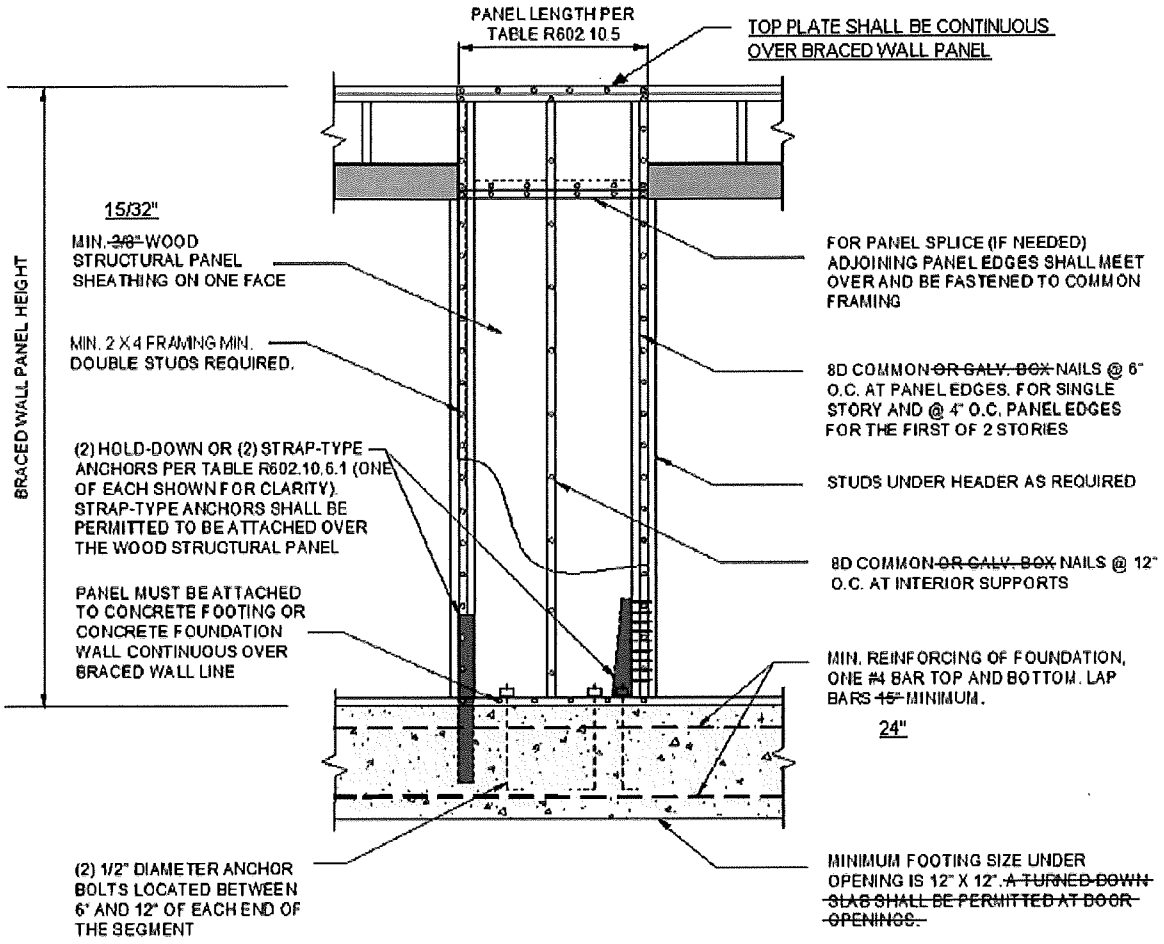
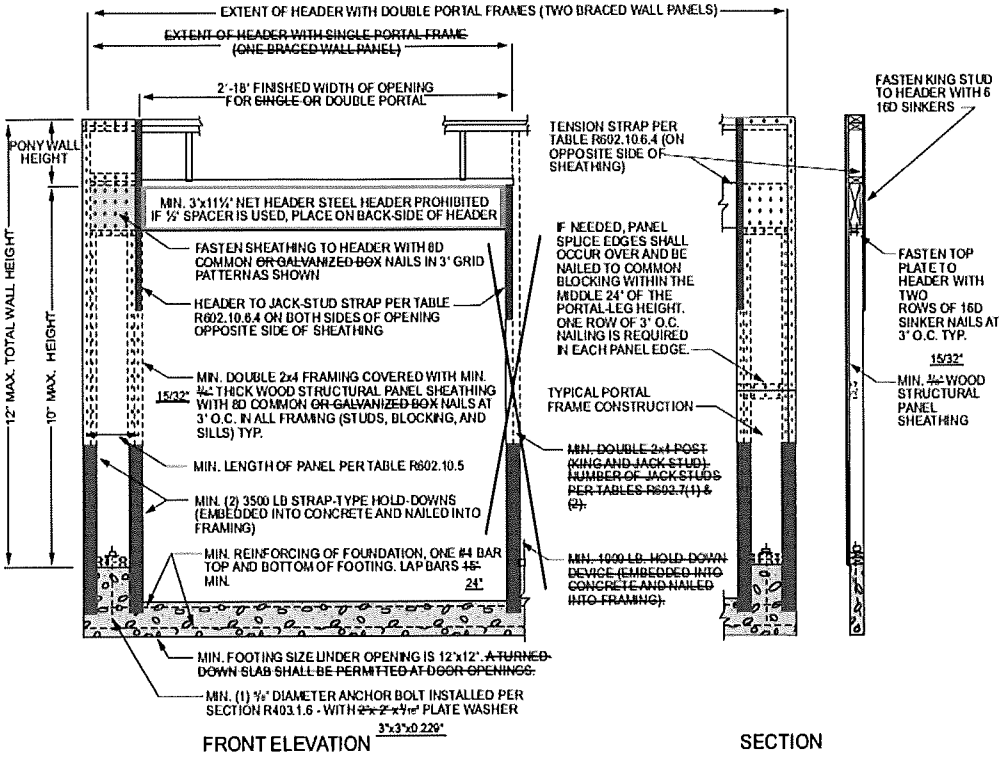


FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

SECTION 45. Figure R602.10.6.2 is hereby amended to read as follows:



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS
AT DETACHED GARAGE DOOR OPENINGS

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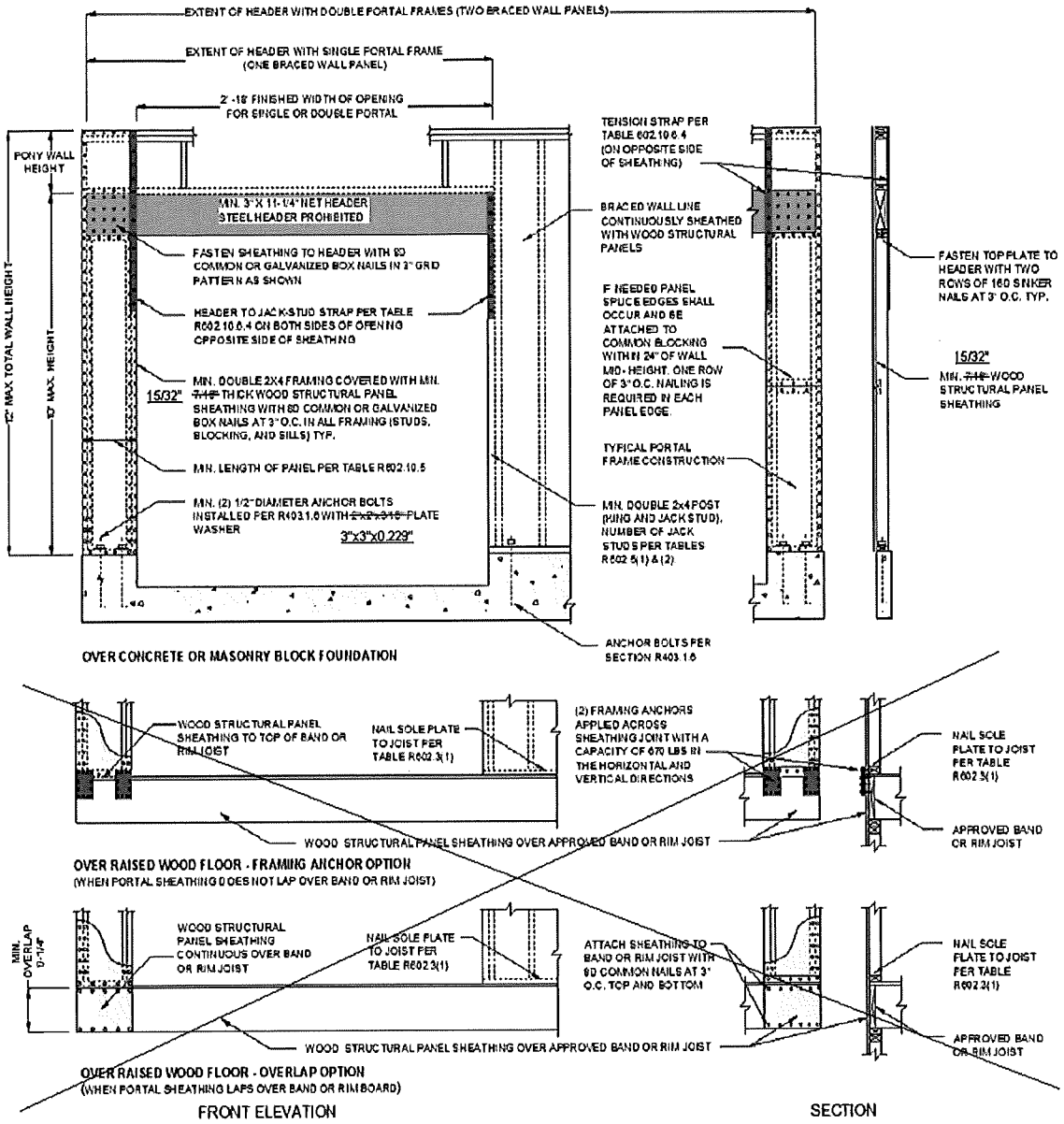
SECTION 46. Figure R602.10.6.4 is hereby amended to read as follows:



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SECTION 47. Section R606.4.4 is hereby amended to read as follows:

R606.4.4 Parapet walls.

Unreinforced solid masonry parapet walls shall not be less than 8 inches (203 mm) thick and their height shall not exceed four times their thickness. Unreinforced hollow unit masonry parapet walls shall be not less than 8 inches (203 mm) thick, and their height shall not exceed three times their thickness. Masonry parapet walls in areas subject to wind loads of 30 pounds per square foot (1.44 kPa), or located in Seismic Design Category D_0, D_1, or D_2, or on townhouses in Seismic Design Category C shall be reinforced in accordance with Section R606.12.

SECTION 48. Section R606.12.2.2.3 is hereby amended to read as follows:

R606.12.2.2.3 Reinforcement requirements for masonry elements.

Masonry elements listed in Section R606.12.2.2.2 shall be reinforced in either the horizontal or vertical direction as shown in Figure ~~R606.11(2)~~R606.11(3) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of ~~not less than two longitudinal W1.7 wires spaced not more than 16 inches (406 mm) for walls greater than 4 inches (102 mm) in width and not less than one longitudinal W1.7 wire spaced not more than 16 inches (406 mm) for walls not exceeding 4 inches (102 mm) in width; or~~ not less than one No. 4 bar spaced not more than 48 inches (1219 mm). ~~Where two longitudinal wires of joint reinforcement are used, the space between these wires shall be the widest that the mortar joint will accommodate.~~

Horizontal reinforcement shall be provided within 16 inches (406 mm) of the top and bottom of these masonry elements.

2. Vertical reinforcement. Vertical reinforcement shall consist of not less than one No. 4 bar spaced not more than 48 inches (1219 mm). Vertical reinforcement shall be located within ~~16~~8 inches (~~406~~203 mm) of the ends of masonry walls.

SECTION 49. Section R803.2.4 is hereby added to read as follows:

R803.2.4 Openings in horizontal diaphragms.

Openings in horizontal diaphragms shall conform with Section R503.2.4.

SECTION 50. Section R905.3.1 is hereby amended to read as follows:

R905.3.1 Deck Requirements.

Concrete and clay tile shall be installed only over solid sheathing ~~or spaced structural sheathing boards.~~

SECTION 51. Section R1001.3.1 is hereby amended to read as follows:

R1001.3.1 Vertical reinforcing.

For chimneys up to 40 inches (1016 mm) wide, four No. 4 continuous vertical bars adequately anchored into the concrete foundation shall be placed between wythes of solid masonry or within the cells of hollow unit masonry and grouted in accordance with Section R606. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches (1016 mm) wide, two additional No. 4 vertical bars adequately anchored into the concrete foundation shall be provided for each additional flue incorporated into the chimney or for each additional 40 inches (1016 mm) in width or fraction thereof.

SECTION 52. Section AS106.1 is hereby amended to read as follows:

AS106.1 General. In other than Seismic Design Category D_0, D_1, D_2, E, or F, pPlastered strawbale walls shall be permitted to be used as structural walls in accordance with the prescriptive provisions of this section.

SECTION 53. Section AX101.1 is hereby amended to read as follows:

AX101.1 Scope.

This appendix ~~shall be applicable~~applies to emergency housing and emergency housing facilities, as defined in Section AX102, when and to the extent that the County of Los Angeles Board of Supervisors ("Board") finds, by motion, resolution, or otherwise, that this appendix applies to a specific state of emergency, local emergency, or declaration of shelter crisis. Notwithstanding a Board finding that this appendix applies to a state of emergency, local emergency, or declaration of shelter crisis, the enforcing agency may opt out from the applicability of this appendix, in whole or in part, for emergency housing and/or emergency housing facilities that are located on property owned, operated, leased, or maintained by the County of Los Angeles, and the enforcing agency may specify alternative minimum site-specific standards relating thereto, consistent with ensuring minimal public health and safety.

SECTION 54. Section AX102.1 is hereby amended to read as follows:

AX102.1 General.

. . .

ENFORCING AGENCY. The Building Official as defined in Section 104.3 of this Code.

. . .

SECTION 55. Section AX103.1 is hereby amended to read as follows:

AX103.1 General.

Emergency sleeping cabins, emergency transportable housing units, membrane structures and tents constructed and/or assembled in accordance with this appendix, shall be occupied only during the duration of the declaration of state of emergency, local emergency, or shelter crisis.

. . .

SECTION 56. Section AX103.4 is hereby amended to read as follows:

AX103.4 Fire and life safety requirements not addressed in this appendix.

If not otherwise addressed in this appendix, fire and life safety measures, including, but not limited to, means of egress, fire separation, fire sprinklers, smoke alarms, and carbon monoxide alarms, shall be determined and enforced by the enforcing agency in consultation with the Departments of Public Health, Fire and other pertinent County departments, as applicable.

SECTION 57. Section AX106.1 is hereby amended to read as follows:

AX106.1 General.

. . .

Tents and membrane structures shall be provided with means of ventilation (natural and/or mechanical) allowing for adequate air replacement, as determined by the enforcing agency.

SECTION 58. Section AX107.1 is hereby amended to read as follows:

AX107.1 General.

Emergency housing shall comply with the ~~applicable~~ requirements in Chapter 11B and/or the US Access Board Final Guidelines for Emergency Transportable Housing as determined by the enforcing agency.

. . .

SECTION 59. Section AX110.1.1 is hereby added to read as follows:

AX110.1.1 Backflow prevention.

Backflow prevention devices shall be provided in accordance with Section 602.3 of the Plumbing Code.

SECTION 60. Section AX110.1.2 is hereby added to read as follows:

AX110.1.2 Drinking fountains.

An adequate number of drinking fountains, bottle fillers or drinking facilities shall be provided as determined by the enforcing agency.

SECTION 61. Section AX110.3 is hereby amended to read as follows:

AX110.3 Toilet and bathing facilities.

. . .

The maximum travel distance from any sleeping and/or living area to the toilet facility shall not exceed 300 feet (91.4 m) or as determined by the enforcing agency.

SECTION 62. The provisions of this ordinance contain various changes, modifications, and additions to the 2019 Edition of the California Residential Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Building Standards Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance, that are not administrative in nature, are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles, as more particularly described in the table set forth below.

Code Section	Condition	Explanation of Amendment
R301.1.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of woodframe construction needed to be greatly improved. The Task Force recommended that structural plans be prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the seismic force-resisting systems as presented in the construction documents. For buildings or structures located in Seismic Design Category D_0, D_1, D_2, or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive

Code Section	Condition	Explanation of Amendment
		damage or injuries in woodframe buildings. Involvement of a registered professional will minimize the occurrence of structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code.
R301.1.4	Geological Topographical	Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge Earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and County of Los Angeles for several years.
R301.2.2.6	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2019 California Residential Code. Such limitations are recommended to reduce structural damage in the event of an earthquake. The County of Los Angeles and cities in this region have implemented these extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.
R301.2.2.11	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activity in the Southern California area and the necessary higher level of performance required for buildings and

Code Section	Condition	Explanation of Amendment
		structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
Table R302.1(2)	Climatic	This amendment will not allow unprotected openings (openings that do not resist the spread of fire) to be in the exterior wall of a residential building that is located on a property line. This amendment is necessary due to local climatic conditions. The hot, dry weather conditions of late summer in combination with the Santa Ana winds creates an extreme fire danger. Residential buildings with unprotected openings located on a property line may permit fires to spread from the inside of the building to adjacent properties and likewise from exterior properties to the interior of the building.
R337.1.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.

R337.1.3.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.6	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or repairs to buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.3.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.3.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.4.4	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R401.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Wood foundations, even those that are preservative-treated, encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to

		conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety and may utilize the wood foundation guidelines specified in this Chapter.
R403.1.2 R403.1.3.6 R403.1.5 Figure R403.1.5	Climatic Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. These amendments require minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. These amendments implement the recommendations of SEAOSC and the Los Angeles City Joint Task Force resulting from their investigation of the 1994 Northridge Earthquake. Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls to be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.
R404.2	Climatic Geological	No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by the presence of water and other materials detrimental to wood foundations in the soil. Wood foundations, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic demand placed on buildings and structures in this region, coupled with the dryer weather conditions, it is the intent of this amendment to reduce or eliminate potential problems resulting from the use of wood footings and foundations.

R501.1	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
R503.2.4 Figure R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size, nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
Table R602.3(1) Table R602.3(2)	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels demonstrated lower strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing.

R602.3.2 Table R602.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
R602.10.2.3	Geological	The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited, to the 1994 Northridge Earthquake. Plywood shear walls with high aspect ratio experienced many failures during the Northridge Earthquake. This proposed amendment specifies a minimum braced wall length to meet an aspect ratio consistent with other sections of the California Residential Code, and to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damage to property. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed during the 1994 Northridge Earthquake.
Table R602.10.3(3)	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance of buildings and structures, this local amendment reduces or eliminates the allowable shear values for shear walls sheathed with lath, plaster or gypsum board. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural

		integrity of the framing of the shear walls when designed for high levels of seismic loads.
Table R602.10.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This amendment specifies minimum WSP sheathing thickness and nail size and spacing, so as to provide a uniform standard of construction to improve the performance level of buildings and structures, given the potential for higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force following the 1994 Northridge Earthquake. In September 2007, cyclic testing data was provided to the Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels underperformed nailed wood structural shear panels. Test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results.
Table R602.10.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity with respect to the "maximum shear wall aspect ratios" of the framing of the shear walls when designed for high levels of seismic loads. This amendment is consistent with the shear wall aspect ratio provision of Section 4.3.4 of AWC SDPWS-2015.
Figure R602.10.6.1	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the

		shear walls when designed for high levels of seismic loads. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
Figure R602.10.6.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of typical 3/8-inch thick plywood during the Northridge Earthquake. This change to the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-11. This amendment is a continuation of amendments adopted during prior Code adoption cycles.
Figure R602.10.6.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The proposal in which "washers shall be a minimum of 0.229 inch by 3 inches by 3 inches in size" is consistent with Section R602.11.1 of the California Residential Code and Section 2308.3.2 of the California Building Code. This amendment is a continuation of amendments adopted during prior Code adoption cycle.
R606.4.4	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D_0, D_1 or D_2, or on townhouses in Seismic Design Category C.

R606.12.2.2.3	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Reinforcement using longitudinal wires for buildings and structures located in high seismic areas is not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls help to improve the seismic performance of masonry buildings and structures.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size of openings is consistent with the requirements of Section R301.2.2.2.5.
R905.3.1	Geological	Due to the increased risk of significant earthquakes in Los Angeles County, this amendment requires concrete and clay tiles to be installed over solid structural sheathing boards only. The changes in Section R905.3.1 are needed because there were numerous observations of tile roofs pulling away from wood framed buildings following the 1994 Northridge Earthquake. SEAOSC and the Los Angeles City Joint Task Force committee findings indicated significant problems with tile roof due to inadequate design and/or construction. Damage was observed where sheathing beneath the tile roofs was not nailed adequately, or the nails were not attached on each side of each tile, or the nail just pulled out over a period of time because the shank of the nails were smooth. This amendment is needed to minimize such occurrences in the event of future significant earthquakes.

R1001.3.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.
AS106.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the use of strawbale walls for structural purposes for buildings or structures located in Seismic Design Category D_0, D_1, D_2, E or F. There is limited testing results available on the structural application of strawbale walls, particularly for seismic resistance. Since these provisions are specific to one- and two-family residential buildings, it is of the utmost importance that homes be resilient in the event of an earthquake and built using proven construction methods and materials. The remaining provisions allowing for the use of strawbale walls for nonstructural applications will still be permitted.

SECTION 63. This ordinance shall become operative on January 1, 2020.

[TITLE30BUILDINGCODE2019CSCC]

DRAFT

ANALYSIS

This ordinance repeals those provisions of Title 33 – Existing Building Code – of the Los Angeles County Code, that incorporated by reference portions of the 2016 California Existing Building Code, and replaces them with provisions incorporating by reference portions of the 2019 California Existing Building Code, published by the California Building Standards Commission, with certain changes and modifications. Unless deleted or modified herein, the previously-enacted provisions of Title 33 continue in effect.

State law requires that the County's Existing Building Code impose the same requirements as are contained in the building standards published in the most recent edition of the California Existing Building Code except for changes or modifications deemed reasonably necessary by the County because of local climatic, geological, or topographical conditions.

The changes and modifications to requirements contained in the building standards published in the 2019 California Existing Building Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. This ordinance also makes certain modifications to the administrative portions of Title 33, and incorporates by reference certain administrative provisions contained in Title 26 – Building Code – of the Los Angeles County Code.

MARY C. WICKHAM
County Counsel

By
CAROLE B. SUZUKI
Senior Deputy County Counsel
Public Works Division

CBS:lm

Requested: 07/23/19
Revised: 10/01/19

HOA.102603147.1

DRAFT

ORDINANCE NO. _____

An ordinance amending Title 33 – Existing Building Code – of the Los Angeles County Code, by adopting and incorporating by reference the 2019 California Existing Building Code, with certain changes and modifications.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapters 2 through 4, 15 and 16, and Appendix A, Chapters A1, A3, A4, and A6, which incorporate by reference, and modify, portions of the 2016 California Existing Building Code, are hereby repealed.

SECTION 2. Chapter 1 is hereby amended to read as follows:

100 ADOPTION BY REFERENCE

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1 of Title 26 of the Los Angeles County Code are adopted and incorporated by reference into this Title 33 as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1 of Title 33 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 4, 15 and 16, and Appendix A, Chapters A1, A3, A4, and A65 of that certain code known and designated as the ~~2016~~2019 California Existing Building Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 33, as if fully set forth below, and shall be known as Chapters 2 through 4, 15 and 16, and Appendix A, Chapters A1, A3, A4, and A65 of Title 33 of the Los Angeles County Code.

A copy of the 2019 California Existing Building Code shall be at all times maintained by the Building Official for use and examination by the public.

. . .

101.3 Scope. The provisions of this Code shall apply to the repair, alteration, change of occupancy and relocation of, and to the addition to, any existing building or structure within the unincorporated territory of the County of Los Angeles and to such work or use by the County of Los Angeles in any incorporated city.

Exception: Detached one- and two-family dwellings, lodging houses, live/work units, townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures which are not more than three stories above grade plane in height, may be designed and constructed in accordance with the Residential Code or the Building Code, but not both, unless the proposed structure(s) or element(s) exceed the design limitations established in the Residential Code, and the code user is specifically directed by the Residential Code to use the Building Code.

SECTION 3. Section 302.7 is hereby added to read as follows:

302.7 Parapets and appendages.

302.7.1 General compliance. Whenever the Building Official determines by inspection that, as a result of inadequate construction or bracing to resist horizontal forces, an existing parapet or appendage attached to and supported by an exterior wall of a building is likely to become a hazard to life or property in the event of earthquake disturbance, and such parapet or appendage is not an immediate hazard or

danger, as described in Section 102, the Building Official may provide the owner of the building or other person or agent in control of the building, where such parapet or other appendage exists, with a written notice specifying the hazards and the inadequacies of the construction or bracing. The owner of the building or other person or agent in control of the building shall, within 12 months from the date of such written notice, eliminate the hazard as set forth below. Any person receiving notice as set out in this Section may appeal, in the manner provided by Section 102.4, to the Building Board of Appeals.

302.7.2 Wall anchor. The parapet or appendage shall be removed and the remainder of the wall shall be anchored at the roof line, or it shall be reconstructed so that it will conform structurally as near as it is practicable to do so with the requirements of Chapter 16 of the Building Code, or it shall be otherwise braced and strengthened in a manner satisfactory to the Building Official, so that it will resist a reasonable degree of horizontal forces without becoming dislodged with danger of falling.

302.7.3 Inspection of existing condition. Where, in the opinion of the Building Official, it is necessary to open a portion of roof, wall, or ceiling of a building in order to determine the structural condition of any parapet or appendage, the Building Official may order the owner to make such opening, and the owner shall comply with said order at the owner's sole cost and expense.

SECTION 4. Section 302.8 is hereby added to read as follows:

302.8 Existing glass. Whenever the Building Official determines by inspection that an existing glass installation, in rooms having an occupant load of more than 100 persons or a means of egress serving an occupant load of more than 100 persons, as determined by Chapter 10 of the Building Code, is likely to become a hazard in the event of accidental human impact, as described in Section 2406.4 of the Building Code, and such installation does not comply with the provisions for glazing in such locations, the Building Official may provide the owner of the building or other person or agent in control of the building where such glazing exists with a written notice of such condition. The owner of the building or other person or agent in control of the building shall, within 90 days after receiving said notice, replace such glass or otherwise cause the installation to conform to the requirements of the Building Code.

SECTION 5. Section A401.2 is hereby amended to read as follows:

A401.2 Scope. The provisions of this ~~c~~Chapter ~~shall apply to all~~ may be used for voluntary seismic improvements to existing Occupancy Group R~~-1 and R-2~~ buildings of wood construction or portions thereof where the structure has a soft, weak, or open-front wall line, and there exists one or more stories above.

SECTION 6. Section A403.1 is hereby amended to read as follows:

[BS] A403.1 General. All modifications required by the provisions in this ~~c~~Chapter shall be designed in accordance with the ~~California~~ Building Code provisions for new construction, except as modified by this ~~c~~Chapter.

Exception: Buildings for which the prescriptive measures provided in Section A404 apply and are used.

No alteration of the existing lateral force-resisting system or vertical load-carrying system shall reduce the strength or stiffness of the existing structure, unless the altered structure would remain in conformance to the ~~b~~Building ~~c~~Code and this ~~c~~Chapter.

SECTION 7. Section A404.1 is hereby amended to read as follows:

[BS] A404.1 Limitation. These prescriptive measures shall apply only to two-story buildings and only when deemed appropriate by the ~~code~~Building ~~o~~Official. These prescriptive measures rely on rotation of the second floor diaphragm to distribute the seismic load between the side and rear walls of the ground floor open area. In the absence of an existing floor diaphragm of wood structural panel or diagonal sheathing, a new wood structural panel diaphragm of minimum thickness of ¾ inch (19.1 mm) and with 10d common nails at 6 inches (152 mm) on center shall be applied. A California licensed architect or engineer shall demonstrate compliance with the requirements of Section A404.1 and shall approve and stamp the construction documents.

. . .

SECTION 8. Section A405.1 is hereby amended to read as follows:

[BS] A405.1 New materials. New materials shall meet the requirements of the ~~California~~ Building Code, except where allowed by this ~~c~~Chapter.

SECTION 9. Section A407.1 is hereby amended to read as follows:

[BS] A407.1 Structural observation, testing and inspection.

Structural observation, in accordance with Section ~~1709~~1704.6 of the ~~California~~ Building Code, shall be required for all structures in which seismic retrofit is being performed in accordance with this ~~c~~Chapter. Structural observation shall include visual observation of work for conformance to the approved construction documents and confirmation of existing conditions assumed during design.

Structural testing and inspection for new construction materials shall be in accordance with the ~~b~~Building ~~c~~Code, except as modified by this ~~c~~Chapter.

SECTION 10. The provisions of this ordinance contain various changes, modifications, and additions to the 2019 Edition of the California Existing Building Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Existing Building Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Existing Building Code contained in this ordinance that are not administrative in nature are reasonably necessary because of local climatic, geological, or

topographical conditions in the County of Los Angeles, as set forth more particularly in the table below:

EXISTING BUILDING CODE AMENDMENTS		
CODE SECTION	**CONDITION**	**EXPLANATION**
302.7.1 to 302.7.3	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendments is to prevent inadequate construction or bracing to increase resistance to horizontal forces, thus minimizing hazards to life or property in the event of an earthquake.
302.8	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendment is to minimize injuries caused by shattering glass in the event of an earthquake.

SECTION 11. This ordinance shall become operative on January 1, 2020.

[TITLE33BUILDINGCODE2019CSCC]

DRAFT

ATTACHMENT C

PUBLIC HEARING NOTICE

Daily Breeze
400 Continental Blvd, Suite 600
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CITY OF LAWNDALE/COMMUNITY DEVELOPMENT DEPT
ACCOUNTS PAYABLE
14717 BURIN AVENUE
LAWNDALE, CA 90260

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE DAILY BREEZE, a newspaper of general circulation, printed and published in the City of Torrance*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 10, 1974, Case Number SWC7146. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

12/20/2019

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Torrance, California
On this 30th day of December, 2019.

Pauline Fernandez

Signature

*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington.

CITY OF LAWNDALE
NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL

Notice is hereby given that at **6:30 p.m. on Monday, January 21, 2020,** the City Council of the City of Lawndale will hold a public hearing in the City Council Chambers located at 14717 Burin Avenue, Lawndale, California to consider the following: Amendment to the Lawndale Municipal Code to adopt the 2020 Los Angeles County Building, Existing Building, Electrical, Mechanical, Plumbing, Residential Codes and the California Green Building Standards Code.
The files for this project are available for review Monday through Thursday, 7:00 a.m. to 6:00 p.m., in the Community Development Department offices located at 14717 Burin Avenue, Lawndale, California. Any grounds for opposing this project must be made at the time of the meeting or made in written correspondence. If you challenge this matter in court, you may be limited to raising only those issues that you or someone else raised during the meeting.

The City of Lawndale's contact person is Sean M. Moore, AICP, Community Development Director, Community Development Department at (310) 973-3230.

Pub Dec 20, 2019
(1t) DB (11346887)

CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 21, 2020

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager

PREPARED BY: Kahono Oei, P.E, Public Works Director/City Engineer
Grace Huizar, Administrative Analyst

SUBJECT: 2020 Refuse Service Rates Update

BACKGROUND

This report is in response to a discussion during the January 6, 2020 City Council meeting regarding the new solid waste refuse collection services ("refuse") rates approved in the new contract with Consolidated Disposal Services ("Republic"). The report will provide an explanation for refuse rate increases from the previous to the new contact, and to provide clarification on specific rates and billing cycles for residential, multi-family, and commercial customers.

The City's previous contract with Republic began in January 2011 and ended on December 31, 2019. Over this nine-year contract period, Lawndale residents and businesses enjoyed a highly discounted rate for refuse services.

The primary factor for the favorable rates from 2011-2019 was a contract provision that held the fee for refuse disposal close to 2011 levels. This fee, which is also known as the "tipping fee," is the cost that Republic pays for refuse disposal at landfill sites. In general, the tipping fee increases annually. The 2011-2019 contract with Republic did not allow that cost increase to be passed on to its Lawndale customers. As a result, rates were very low over the 9 year contract period, and did not reflect the true cost for providing refuse services in Lawndale.

As the previous contract was set to expire on December 31, 2019, staff met with Republic to negotiate a contract renewal, but was not successful. Because of the many changes in the refuse industry over the years that have affected its operations and profitability, Republic elected not to renew its contract with the City. As such, the City prepared and released a Request for Proposals (RFP) for Integrated Solid Waste Management Services in March 2019. In April 2019, the City received six proposals from the following refuse service companies:

1. Consolidated Disposal Services (Republic)
2. NASA Services
3. Universal Waste Systems
4. Ware Disposal
5. Waste Resources Technologies
6. Waste Management

In order to review proposals and develop recommendations for the City Council, an Evaluation Committee was formed comprised of the previous City Manager, City Council Subcommittee members Pat Kearney and Dan Reid, the Interim Public Works Director, Public Works Administrative Analyst, and the City's refuse consultant HF&H Consultants.

In June 2019, interviews were conducted for all six proposers and the Committee recommended three companies for further consideration (Republic, Universal Waste Systems, and Waste Resources Technologies). HF&H conducted further negotiations with these companies and secured three signed franchise agreements confirming the acceptance of the negotiated terms. The Committee then recommended that the agreement with Republic be brought forward for full City Council consideration. On August 19, 2019, the City Council considered the proposals from the three finalists and awarded a new contract for refuse services to Republic effective January 2020 through December 2026.

STAFF REVIEW

In all of the proposals received by the City, including Republic's, the proposed rates were significantly higher than in the previous contract due to several reasons and factors affecting the refuse industry, including:

1. Additional services to be provided – Republic will now provide curbside pickup of household hazardous waste and household batteries, and compost giveaway and document shredding events. Also, Republic enhanced their Bulky Item program to six pickups per year with up to six items per pickup.

2. Regular inflationary cost increases – Rates increase annually based on the Consumer Price Index for All Urban Consumers and the Producer Price Index.

3. Current cost for tipping fees at landfill sites – The current cost is $79.50 per ton. Under the previous contract, the cost was $34 per ton for the entire 9-year term.

4. New State mandated organic diversion programs – AB341 mandates recycling for businesses that generate 4 or more cubic yards of waste per week and multifamily properties with five or more units. AB 1826 requires businesses to reduce the amount of organics sent to landfills.

5. Changes in State law – Starting in 2022, SB 1383 will require all organics generators to divert organics from landfills; this will include residential customers.

6. Dramatic changes in the overseas recycling market – In July 2017, China announced a policy called National Sword which limits the import of contaminated recyclable materials and increases inspections of recyclable commodity imports. This policy change has had significant adverse cost impacts on refuse service providers nationwide.

As a result, while higher than the previous rates with the last contract, all three final proposals received by the City were similar in terms of higher rates for residential and commercial customers, with less than a 5% difference in overall costs over the 7-year contract. See the table below.

Proposed Cost – 7-Year Contract Period

Company	Total 7-Year Cost
Republic	$29,403,000.00
Universal Waste Systems	$29,141,000.00
Waste Resources Technologies	$28,061,000.00

For comparison purposes, the next table shows Lawndale's previous and new rates for refuse service, as compared to the current rates in other South Bay cities.

South Bay Cities Comparison – 2019 Residential Trash Rate for 64-gallon Cart (Quarterly)

No.	City	Residential Rate
1	Hermosa Beach	$37.14
2	***Lawndale (2019 Rate)***	***$46.53***
3	Inglewood	$51.09
4	Redondo Beach	$56.22
5	Manhattan Beach	$60.27
6	Lomita	$64.92
7	Gardena	$66.27
8	Hawthorne	$67.44
9	***Lawndale (2020 Rate)***	***$75.60***
10	Rancho Palos Verdes	$81.87
11	Torrance	$97.23
12	Rolling Hills Estates	$139.50

With the selection of Republic, the following rates were approved for residential and commercial customers. The Republic rates listed below illustrate the current year rate in comparison with the rate in the first year of the new contract (2020). Residential properties with curbside cart service are billed on a quarterly basis, and multi-family and commercial customers with bin service are billed monthly.

Quarterly Rates – Residential

Cart Size	2019	2020	% Increase from 2019
35 Gallon Cart	$32.58	$63.60	95.2%
64 Gallon Cart	$46.53	$75.60	62.4%
96 Gallon Cart	$60.51	$87.60	44.7%

Monthly Rates – Commercial/Multi-Family

Pick-Up/Week	2019	2020	% Increase from 2019
1 time	$108.75	$206.25	89.6%
3 times	$283.83	$538.31	89.6%
5 times	$456.73	$866.23	89.6%

The new contract with Republic provides for an "All-in-One" rate which includes refuse, recycling and organics collection services, and new programs, such as: curbside collection of household hazardous waste and battery recycling, and compost give-away and document shredding events. In addition, the bulky item collection program was greatly enhanced by increasing the number of collections per year for customers to six times with six items allowed per collection. Also, another new service from Republic is the MyResources mobile app that allows customers a convenient way to pay bills and submit service requests.

As part of the contract process, the City conducted public outreach to inform the community about Republic's new services and rates. On October 2, 2019, the City mailed a notice of the proposed new rates and upcoming public hearing to every residential, multi-family, and commercial account (per Proposition 218, the Right to Vote on Taxes Act of 1996). On November 18, 2019, the City Council held a public hearing to consider the adoption of the new rates proposed by Republic.

Staff, working with the City Council subcommittee, is prepared to produce and send out additional information to provide explanation and clarification on the new contract and rates to residents and businesses, as needed and directed by the City Council.

Summary: Lawndale enjoyed very favorable trash rates during the term of the last contract, mostly due to a cost-saving contract provision. Upon expiration of that contract at the end of 2019, the City sought and received proposals from various trash companies. In the proposals (including proposals from the three finalist companies), the same cost-saving provision was no longer a realistic expectation. As a result, the City had to consider approving rates significantly higher than in the previous trash contract. In the end, Republic was awarded the new contract. While Republic's new rates are higher, due to factors as stated above, additional and enhanced services for Lawndale customers are now included in the contract.

LEGAL REVIEW

N/A

FUNDING

N/A

RECOMMENDATION

Staff recommends that the City Council receive and file this report, and provide additional direction as may be appropriate.

Back to Agenda

CITY OF LAWNDALE
14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: January 21, 2020

TO: Honorable Mayor and City Council

FROM: Matthew R. Ceballos, Assistant City Clerk mc

SUBJECT: Mayor/Councilmember Report of Attendance at Meetings and/or Events

No supporting documentation was forwarded to the City Clerk Department for this item.