

February 13, 2002

**Honorable Chairman and Members of the  
Hermosa Beach Planning Commission**

**Regular Meeting of  
March 19, 2002**

SUBJECT: INTERPRETATION OF ALLOWABLE SIZE AND HEIGHT OF CHIMNEYS  
EXCEEDING MAXIMUM HEIGHT IN RESIDENTIAL ZONES – 600 THE STRAND

**Recommendation:**

Direct Staff as deemed appropriate.

**Background:**

The allowable height and size of chimneys for a single family dwelling currently in the early construction stage are being disputed by the project architect.

Section 17.46.010 paragraph 3 of the Zone Code states the following:

“Residential Zones. Residential uses may have chimneys, vents, and flues exceed the height limit only to the extent required to meet the Uniform Building Code requirements.”

The Uniform Building Code requires a chimney chase to extend 3 feet up from the roof surface at the base and extend up 2 feet from any other portion of the roof within 10 feet. The 3 foot chase extension above the roof is required to be a manufactured listed non-combustible chase. If the chase is an unlisted combustible chase, then the chimney extension must extend 3 feet above the chase. In other words, the unlisted combustible chase is considered part of the building. See attached illustration of the two types of chases and the various decorative caps that may be placed around the required cap. The decorative caps must also be listed by the manufacturer. Therefore, based on the Uniformed Building Code the chimney caps and decorative caps proposed on the plans submitted for 600 The Strand and also the revised proposed chimney caps and decorative caps submitted by the architect are not permitted since they are non-listed. (See attached plan elevation, and revised chimney cap detail)

The Zoning Ordinance does not limit the size of chimneys. However the Planning Commission has imposed a Condition of Approval on condominium projects limiting the size of chimneys. The City of Manhattan Beach Zoning Ordinance does limit the size to 3 feet by 5 feet.

**Analysis:**

The vast majority of residential projects are proposed with non-listed combustible chases. At 600 The Strand, three non-listed combustible chases ranging in height from 2 feet to 4 feet are proposed above the roof which do not serve any purpose related to compliance with the Building Code. A three foot extension with a manufacturer’s listed extension and cap will still be needed above the chase. By adding a combustible chase taller than what is necessary, a situation is created whereby the required 3 foot extension with manufacturer listed cap exceeds the height limit unnecessarily. Therefore at 600 The Strand, two of the proposed chases for the 3 chimneys could be reduced in height by 1.5 feet and the third chase by 2.5 feet to conform to the Code. These chimneys are 3 feet by 5 feet in size and as noted above, the Zoning Ordinance does not limit the size of chimneys. (See attached elevation of 600 The Strand)

---

Michael Schubach, City Planner

CONCUR

---

Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Chase Illustrations
2. West elevation of 600 The Strand

chimneyinterpret