

1 the Uniform Building Code, 1997 Edition, published by the International Conference of Building Officials,
2 including appendices, excepting Chapters 3, Division III and IV, 4 ,Division II, 11, 13, 21, 23, and 31 of
3 said appendices, is hereby adopted by reference and made a part of this chapter as though set forth in
4 this chapter in full. Said code shall comprise the Building Code of the City of Hermosa Beach. A copy
5 of the Building Code shall be maintained in the office of the City Clerk, and shall be made available for
6 public inspection while the Code is in force.

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

9 Whenever the term "building official" appears in said code, it shall mean and refer to the Director
10 of Community Development of the City of Hermosa Beach.

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12 **15.04.020. Board of Appeals.**

13 Section 105 of said building code is hereby amended to read as follows:

14 **SECTION 105.**

15 **105.1** General. In order to hear and decide appeals of orders, decisions or determinations made
16 by the Director of the Community Development Department relative to the application and interpretation
17 of this code, there shall be and is hereby created a Board of Appeals consisting of five (5) members who
18 are qualified by experience and training to pass upon matters pertaining to building construction and who
19 are not employees of the jurisdiction. The Director of the Community Development Department shall be
20 an ex officio member of and shall act as secretary to said board but shall have no vote upon any matter
21 before the board. The Board of Appeals shall be appointed by the governing body and shall hold office
22 at its pleasure. The board shall adopt rules procedure for conducting its business and shall render all
23 decisions and findings in writing to the appellant with a duplicate copy to the Director of the Community
24 Development Department.

25 **105.2** Limitations of authority. The Board of Appeals shall have no authority relative to
26 interpretation of the administrative provisions of this code nor shall the board be empowered to waive
27 requirements of this code.

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2 **105.3** Quorum meetings. Three (3) members of said board shall constitute a quorum. The
3 board shall elect one of its members to act as chairman.

4 Not less than three (3) days prior to a meeting of said board, written notice shall be given to each
5 member personally, or by registered mail, provided, however, that any meeting of said board shall be
6 legal for any purpose if the written consent of all members of said board to such meeting is executed and
7 filed in the records of such board.

8 Such board shall have the right, subject to such limits as the Council may prescribe by resolution,
9 to employ at the cost and expense of said city such practicing architects, competent builders, attorneys
10 and structural engineers as said board in its discretion may deem reasonable and necessary to assist in its
11 investigation and in making its findings and decisions.

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13 **15.04.030. Violations.**

14 Section 103 of said building code is hereby amended to read as follows:

15 **SECTION 103.**

16 **103.1** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter,
17 repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or
18 structure or cause or permit the same to be done in violation of this code.

19 **103.2** Any person violating any of the provisions of this chapter or said building code shall be
20 deemed guilty of a misdemeanor and shall be punishable as set forth in Section 1-7 Sections 1.04.010
21 through 1.12.010 of the Hermosa Beach City Code.

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23 **15.04.040. Fees.**

24 Section 107 of said building code is hereby amended to read as follows:

25 **SECTION 107.**

26 **107.1** General. Fees shall be assessed in accordance with the provisions of this section.
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1 **107.2** Permit fees. The fee for each permit shall be as set forth in the latest resolution adopted
2 by the City Council. The determination of value or valuation under any of the provisions of this code shall
3 be made by the Director of the Community Development Department. The value to be used in computing
4 the building permit and building plan review fees shall be the total value of all construction work for which
5 the permit is issued, as well as all finish work , painting, roofing, electrical, plumbing, heating, air
6 conditioning, elevators, fire-extinguishing systems and other permanent equipment. Where work for
7 which a permit is required by this code is started or proceeded with prior to obtaining said permit, the
8 fees above specified shall be quadrupled, but the payment of such quadrupled fee shall not relieve any
9 persons from fully complying with the requirements of this code in the execution of the work nor from any
10 other penalties prescribed herein.

11 **107.3** Plan review fees. When a plan or other data are required to be submitted by subsection
12 107.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said
13 plan review fee shall be eighty (80) percent of the building permit fee.

14 The plan review fees specified in this subsection are separate fees from the permit fees specified
15 in section 107.2 and are in addition to the permit fees.

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

18 **107.4** Expiration of plan review. Applications for which no permit is issued within one hundred
19 eighty (180) days following the date of application shall expire by limitation, and plans and other data
20 submitted for review may thereafter be returned to the applicant or destroyed by the Director of the
21 Community Development Department. The Director of the Community Development Department may
22 extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days
23 upon request by the applicant showing that circumstances beyond the control of the applicant have
24 prevented action from being taken. No application shall be extended more than once. In order to renew
25 action on an application after-expiration, the applicant shall resubmit plans and pay a new plan review fee.

26 **107.6** Fee refunds.
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2 **Section 1005.** Definitions. For the purpose of this chapter, certain terms are defined as follows:

3 Cylinder guard is a hardened ring surrounding the exposed portion of the lock cylinder or other
4 device which is so fastened as to protect the cylinder from wrenching, prying, cutting or pulling by
5 attack tools.

6 Deadlocking latch is a latch in which the latch bolt is positively held in the projected position by a
7 guard bolt, plunger or auxiliary mechanism.

8 Deadbolt is a bolt which has no automatic spring action and which is operated by a key cylinder,
9 thumb turn or lever, and is positively held fast when in the projected position.

10 Latch is a device for automatically retaining the door in a closed position upon its closing.

11 **Section 1006.** Tests-Sliding Glass Doors. Panels shall be closed and locked. Tests shall be
12 performed in the following order:

13 **1006.1** Test A: With the panels in the normal position, a concentrated load of three
14 hundred (300) pounds shall be applied separately to each vertical pull stile incorporating a locking
15 device at a point on the stile within six (6) inches of the locking device, in the direction parallel to
16 the plane of glass that would tend to open the door.

17 **1006.2** Test B: Repeat Test A while simultaneously adding a concentrated load of one
18 hundred fifty (150) pounds to the same area of the same stile in a direction perpendicular to the
19 plane of glass toward the interior side of the door.

20 **1006.3** Test C: Repeat Test B with the 150-pound force in the reversed direction
21 towards the exterior side of the door.

22 **1006.4** Tests D, E and F. Repeat Tests A, B and C with the movable panel lifted
23 upwards to its full limit within the confines of the door frame.

24 **Section 1007.** Tests-Sliding Glass Windows. Sash shall be closed and locked. Tests shall be
25 performed in the following order:

26 **1007.1** Test A: With the sliding sash in the normal position, a concentrated load of one
27 hundred fifty (150) pounds shall be applied separately to each sash member incorporating a
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1 locking device at a point on the sash member within six (6) inches of the locking device, in the
2 direction parallel to the plane, of glass that would tend to open the window, its full limit within the
3 confines of the door frame.

4 **1007.2** Test B: Repeat Test A while simultaneously adding a concentrated load of
5 seventy-five (75) pounds to the same area of the same sash member in the direction
6 perpendicular to the plane of glass toward the interior side of the window, to its full limit within the
7 confines of the door frame.

8 **1007.3** Test C: Repeat Test B with the 75-pound force in the reversed direction
9 towards the exterior side of the window to its full limit within the confines of the door frame.

10 **1007.4** Tests D, E and F. Repeat Tests A, B and C with the movable sash lifted
11 upwards to its full limit within the confines of the window frame.

12 **Section 1008.** Doors-Generally. A door forming a part of the enclosure of a dwelling unit or of
13 an area occupied by one tenant of a building shall be constructed, installed and secured as set forth in
14 sections 1009, 1010, 1011 and 1012, when such door is directly reachable or capable of being reached
15 from a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway, private garage,
16 portion of the building which is available for use by the public or other tenants, or similar area. A door
17 enclosing a private garage with an interior opening leading directly to a dwelling unit shall also comply with
18 said sections 1009, 1010, 1011 and 1012.

19 **Section 1009.** Doors-Swinging.

20 **1009.1** Swinging wooden doors, openable from the inside without the use of a key, and
21 which are either of hollow core construction or less than one and three-eighths (1-3/8) inches in
22 thickness, shall be covered on the inside face with 16-gauge sheet metal attached with screws at
23 least six-inch maximum centers around the perimeter or equivalent. Lights in doors shall be as set
24 forth in sections 1014 and 1015.

25 **1009.2** A single swinging door, the active leaf of a pair of doors, and the bottom leaf of
26 Dutch doors shall be equipped with a deadbolt and a deadlocking latch. The deadbolt and latch
27 may be activated by one lock or by individual locks. Deadbolts shall contain hardened inserts, or
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1 equivalent, so as to repel cutting tool attack. The lock or locks shall be key-operated from the
2 exterior side of the door and engaged or disengaged from the interior side of the door by a device
3 not requiring a key or special knowledge or effort.

4 Exceptions:

5 (1) Locks may be key, or otherwise, operated from the inside when not prohibited
6 by Chapter 10 or other laws and regulations.

7 (2) A swinging door of width greater than five (5) feet may be secured as set forth in
8 section 1011. A straight deadbolt shall have a minimum throw of one inch and the
9 embedment shall be not less than five-eighths inch into the holding device receiving the
10 projected bolt. A hook shape or expending lug deadbolt shall have a minimum throw of
11 three-quarters inch. All deadbolts of locks which automatically activate two (2) or more
12 deadbolts shall embed at least one-half inch, but need not exceed three-quarters inch,
13 into the holding devices receiving the projected bolts.

14 **1009.3** The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be
15 equipped with a deadbolt or deadbolts as set forth in subsection 1009.2.

16 Exceptions:

17 (1) The bolt or bolts need not be key-operated, but shall not be otherwise activated,
18 from the exterior side of the door.

19 (2) The bolt or bolts may be engaged or disengaged automatically with the deadbolt
20 or by another device on the active leaf or lower leaf.

21 (3) Manually operated hardened bolts at the top and bottom of the leaf and which
22 embed a minimum of one-half inch into the device receiving the projected bolt-may be
23 used when not prohibited by Chapter 10 or other laws and regulations.

24 **1009.4** Door stops on wooden jambs for in-swinging doors shall be of one piece
25 construction with the jamb or joined by a rabbet.

26 **1009.5** Nonremovable pins shall be used in pin-type hinges which are accessible from
27 the outside when the door is closed.
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1 **1009.6** Cylinder guards shall be installed on all mortise or rim-type cylinder locks
2 installed in hollow metal doors whenever the cylinder projects beyond the face of the door or is
3 otherwise accessible to gripping tools.

4 **Section 1010.** Doors--Sliding Glass. Sliding glass doors shall be equipped with locking devices
5 and shall be so installed that, when subjected to tests specified in section 1006, remain intact and
6 engaged. Movable panels shall not be rendered easily openable or removable from the frame during or
7 after the tests. Cylinder guards shall be installed on all mortise or rim-type cylinder locks installed in
8 hollow metal doors whenever the cylinder projects beyond the face of the door or is otherwise accessible
9 to gripping tools.

10 **Section 1011.** Doors--Overhead and Sliding. Metal or wooden overhead and sliding doors
11 shall be secured with a cylinder lock, padlock with a hardened steel shackle, metal slide bar, bolt or
12 equivalent when not otherwise locked by electrical power operation.

13 **Section 1012.** Doors--Metal Accordion Grate or Grille Type. Metal accordion grate or grille-
14 type doors shall be equipped with metal guides at top and bottom, and a cylinder lock or padlock and
15 hardened steel shackle shall be provided. Cylinder guards shall be installed on all mortise or rim-type
16 cylinder locks installed in hollow metal doors whenever the cylinder projects beyond the face of the door
17 or is otherwise accessible to gripping tools.

18 **Section 1013.** Lights--In General. A window, skylight or other light forming a part of the
19 enclosure of a dwelling unit or of an area occupied by one tenant of a building shall be constructed,
20 installed and secured as set forth in sections 1014 and 1015, when the bottom of such window, skylight
21 or light is not more than sixteen (16) feet above the grade of a street, highway, yard, court, passageway,
22 corridor, balcony, patio, breezeway, private garage, portion of the building which is available for use by
23 the public or other tenants, or similar area. A window enclosing a private garage with an interior opening
24 leading directly to a dwelling unit shall also comply with said sections 1014 and 1015.

25 **Section 1014.** Lights--Material. Lights within forty (40) inches of a required locking device on
26 a door when in the closed and locked position and openable from the inside without the use of a key, and
27 lights with a least dimension greater than six (6) inches but less than forty-eight (48) inches in B or M
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1 Occupancies, shall be fully tempered glass, approved burglary-resistant material, or guarded by metal
2 bars, screens or grilles in an approved manner.

3 **Section 1015.** Lights-Locking Devices.

4 **1015.1** Sliding glass windows shall be provided with locking devices that, when
5 subjected to the tests specified in Section 1007, remain intact and engaged. Movable panels shall
6 not be rendered easily openable or removable from the frame during or after the tests.

7 **1015.2** Other openable windows shall be provided with substantial locking devices
8 which render the building as secure as the devices required by this section. In Group B or M
9 Occupancies, such devices shall be a glide bar, bolt, crossbar and/or padlock with hardened steel
10 shackle.

11 **1015.3** Special: Louvered windows, except those above the first story, in Group R
12 Occupancies which cannot be reached without a ladder shall be of material or guarded as
13 specified in Section 1014 and individual panes shall be securely fastened by mechanical fasteners
14 requiring a tool for removal and not accessible from the outside when the window is in the closed
15 position.

16 **Section 1016.** Other Openings--in General. Openings, other than doors or lights, which form a
17 part of the enclosure, or portion thereof, housing a single occupant and the bottom of which is not more
18 than sixteen (16) feet above the grade of a street, highway, yard, court, passageway, corridor, balcony,
19 patio, breezeway, or similar area, or from a private garage, or from a portion of the building which is
20 occupied, used or available for use by the public or other tenants, or an opening enclosing a private
21 garage attached to a dwelling unit, shall be constructed, installed and secured as set forth in Section 1017.

22 **Section 1017.** Hatchways, Scuttles and Similar Openings.

23 **1017.1** Wooden hatchways less than one and three-quarters (1-3/4) of an inch thick
24 solid wood shall be covered on the inside with 16-gauge sheet metal attached with screws at six-
25 inch maximum centers around perimeter.

26 **1017.2** The hatchway shall be secured from the inside with a slide bar, slide bolts
27 and/or padlock with a hardened steel shackle.

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1 **1017.3** Outside pin-type hinges shall be provided with nonremovable pins.

2 **1017.4** Other openings exceeding ninety-six (96) square inches with a least dimension
3 exceeding eight (8) inches shall be secured by metal bars, screens or grilles in an approved
4 manner.

5 **Section 1018.** Garages--Subterranean and Other Type Parking Garages. Subterranean or
6 other types of parking garages serving apartments with a common entrance and/or exit shall provide for
7 an automatic mechanical security system (gate or door) for each entrance and/or exit. Incorporated into
8 such security system shall be a means to open the gates and/or doors from both the outside and inside as
9 follows:

10 **1018.1** From the outside, the gates and/or doors shall be operable by key, card key or
11 electronic device approved by the Building Official.

12 **1018.2** From the inside, the gates and/or doors shall be hand-operable by a
13 conspicuously placed pull cord or other type obvious activator.

14 The materials and method of construction of the gates and/or doors may be wood, metal
15 or other material approved by the Building Official. All mechanical security systems shall be
16 subject to the review and approval of the Fire Department prior to installation.

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18 **15.04.060 Minimum dwelling unit size.**

19 Section 310.7.1 of said building code is hereby amended to read as follows:

20 **SECTION 310.7.1.**

21 **Section 310.7.1.** Minimum Dwelling Unit Size.

22 **310.7.1.1** Multifamily dwellings. All multifamily dwelling units, including duplexes and
23 garage apartments, in the City shall have at least the following gross floor areas, exclusive of
24 porches, garages, balconies, or other such accessory structures or architectural features:

- 25 (1) One bedroom or less: Six hundred (600) square feet.
- 26 (2) Two bedrooms: Nine hundred (900) square feet.
- 27 (3) Three bedrooms: Twelve hundred (1200) square feet.

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

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

3 **310.7.1.2** Single-family dwellings. All single-family dwellings in the city shall have at
4 least the following gross floor areas, exclusive of open porches, garages, balconies, or other such
5 accessory structures or architectural features:

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

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

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

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

12 **310.7.1.3** Minimum hotel-motel unit size. All hotels, motels or any structure which is
13 intended for occupancy by transients shall have rooms with a minimum unit size of at least two
14 hundred (200) square feet, exclusive of bathrooms.

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16 **15.04.070 Protection of Private Property During Construction.**

17 Section 110 of said building code is hereby amended to read as follows:

18 **SECTION 110.**

19 **Section 110.** Protection of Adjacent Property During Construction.

20 **110.1** Any person, firm or corporation performing any type of construction work within
21 the city shall protect the structures and properties adjacent to and within the area of said
22 construction work.

23 **110.2** The Director of the Community Development Department shall have the authority
24 to stop the construction work at any time that in his opinion said construction work is causing, or
25 is about to cause, damage to the adjacent properties. Said work shall not recommence until the
26 time that the necessary corrections have been made, so that no further damage will occur to the
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1 adjacent property, and written approval is obtained from the Director of the Community
2 Development Department that said work can recommence.

3 **110.3** During construction work, if there is damage caused to adjacent properties, the
4 Building Division shall withhold final inspection of said work until the damage to the adjoining
5 property is repaired. If there is a dispute between the owner of the damaged property and the
6 party alleged to have caused said damage, the issue of who caused the damage will remain a civil
7 matter and final determination will have to be resolved by the courts. During the interim, while the
8 matter is being resolved, the contractor or owner of the construction work may receive final
9 inspection from the Building Division, providing a bond is posted with the City in an amount which
10 the Director of the Community Development Department reasonably anticipates as necessary to
11 pay for the cost of repair or damage.

12 **110.4** The bond shall be approved as to form by the City Attorney and held by the City
13 until the dispute is resolved between the parties or by a court of competent jurisdiction. In the
14 event that the aggrieved party does not submit proof to the city that an action has in fact been
15 filed within six (6) months after the issuance of the Certificate of Occupancy, then the City shall,
16 unless good cause is shown, release the bond.

17 **110.5** Prior to the commencement of any sandblasting activities, the owner or contractor
18 shall provide written notice to the property owners and occupants located within one hundred
19 (100) feet of the sandblasting site that sandblasting will occur. Said notice shall be provided to
20 the affected property owners and occupants at least forty-eight (48) hours prior to any
21 sandblasting taking place. The notice shall contain the following information:

- 22 (1) Address where sandblasting will occur;
- 23 (2) Date(s) and approximate times sandblasting will occur;
- 24 (3) Name, address, telephone number and state license number of contractor;
- 25 (4) Name, address and telephone number of the owner of the structure which is
26 being sandblasted.

1 **15.04.080. Roof Covering Requirements.**

2 **Section 1503** of said building code is hereby amended to read as follows:

3 **SECTION 1503.**

4 The roof covering on any structure regulated by this code shall be as specified in Table No. 15-A
5 and as classified in Section 1504, except that the minimum roof-covering assembly shall be a class "B"
6 roofing assembly.

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

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10 **15.04.090. Skylights.**

11 **Section 2409.4** of said building code is hereby amended to read as follows:

12 **SECTION 2409.4**

13 All skylight frames shall be constructed of noncombustible materials. Skylights, the glazing of
14 which is set at an angle of less than forty-five (45) degrees from the horizontal, shall be mounted at least
15 four (4) inches above the plane of the roof on a curb constructed as required for the type of construction.

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17 **15.04.100. Fire extinguishing systems.**

18 **Section 904** of said building code is hereby amended by amending the following sections to read
19 as follows:

20 **904.2.3.1** Group A Occupancies. 1. Drinking establishments. An automatic sprinkler
21 system shall be installed in rooms used by the occupants for the consumption of alcoholic
22 beverages and unseparated accessory uses where the total area of such unseparated rooms and
23 assembly uses exceeds three thousand five hundred (3,500) square feet. For uses to be
24 considered as separated, the separation shall not be less than as required for a one-hour
25 occupancy separation. The area of other uses shall be included unless separated by at least a
26 one-hour separation.

1 **904.2.3.3** Exhibition and display rooms. An automatic sprinkler system shall be
2 installed in Group A Occupancies which have more than three thousand five hundred (3,500)
3 square feet of floor area which can be used for exhibition or display purposes.

4 **904.2.8** Group M Occupancies. An automatic sprinkler system shall be installed in
5 retail sales rooms classed as Group M Occupancies where the floor area exceeds three thousand
6 five hundred (3,500) square feet on any floor or five thousand (5,000) square feet on all floors or
7 in Group M retail sales occupancies more than one story in height. The area of mezzanines shall
8 be included in determining the areas where sprinklers are required.

9 **904.2.9** Group R, Division 1 Occupancies. An automatic sprinkler system shall be
10 installed throughout every apartment house three (3) or more stories in height or where the floor
11 area exceeds five thousand (5,000) square feet; and every hotel three (3) or more stories in
12 height or where the floor area exceeds five thousand (5,000) square feet. Residential or quick-
13 response standard sprinkler heads shall be used in the dwelling unit and guest room portions of
14 the building.

15 **Table No. 9A**, Standpipe requirements of said building code is hereby amended to
16 substitute the term "three (3) stories" wherever the term "four (4) stories" appears in said table.

17
18 **15.04.110. Fire alarm systems.**

19 The first paragraph of Section 310.10 shall be amended to read as follows:

20 **SECTION 310.10.**

21 310.10 A manual and automatic approved fire alarm system shall be installed in
22 apartment houses that are three (3) or more stories in height or contain sixteen (16) or more
23 dwelling units and in hotels three (3) or more stories in height or containing twenty (20) or more
24 guest rooms, in accordance with the fire code. For the purposes of this section, lofts or
25 mezzanines shall be considered as stories.

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27 **15.04.120. Excavation and fills.**

1 The second paragraph of Section 3301.1 shall be amended to read as follows:

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3 3301.1 Slopes for permanent or temporary fills shall not be steeper than 1 unit vertical in
4 2 units horizontal (50% slope). Cut slopes for permanent or temporary excavations shall not be
5 steeper than 1 unit vertical in 2 units horizontal (50% slope) unless substantiating data justifying
6 steeper cut slopes are submitted. Deviation from the foregoing limitations for cut slopes shall be
7 permitted only upon the presentation of a soil investigation report acceptable to the building
8 official.

9
10 **CHAPTER 15.08**
11 **HOUSING CODE**

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13 **15.08.010. Adoption of Uniform Housing Code.**

14 Except as hereinafter provided that certain code designated as the "Uniform Housing Code, 1997
15 Edition," published by the International Conference of Building Officials, one copy of which is on file in
16 the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a
17 part of this chapter as though set forth in this chapter in full, subject, however, to the amendments,
18 additions and deletions set forth in this chapter, and said code shall be known as the Housing Code of this
19 City.

20 Whenever the term "jurisdiction" appears in said code it shall mean and refer to the City of
21 Hermosa Beach. Whenever the term "Building Official" appears in said code, it shall mean and refer to
22 the Director of Community Development of the City of Hermosa Beach.

23
24 **15.08.020. Housing Advisory and Appeals Board.**

25 **Section 203** of the housing code is hereby amended to read as follows:

26 **SECTION 203.1**
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1 In order to provide for the final interpretation and application of the provisions of this
2 code, including requirements governing alterations, additions and repair of structures intended for human
3 habitation and buildings and structures accessory thereto, and in order to hear appeals from the local
4 application of any rule or regulation adopted by the State Housing and Community Development
5 Commission there is hereby established a Housing Advisory and Appeals Board. Said board shall be the
6 same Board of Appeals as specified in section 105 of the Building Code as amended by section
7 15.04.020 of this Code.

8 Appeals to the board shall be processed in accordance with the provisions contained in
9 section 1201 of said code.

10 Copies of said section shall be made freely accessible to the public by the Director of the
11 Community Development Department.

12 If the board determines after a hearing that because of local conditions or factors it is not
13 reasonable for a rule or regulation of the State Housing and Community Development Commission to be
14 applied in the City of Hermosa Beach, the rule or regulation shall have no application within this city and a
15 copy of the determination of said board, together with a report of the local conditions upon which the
16 determination is based, shall be filed with the State Department of Housing and Community Development.

17
18 **15.08.030. Violations .**

19 **Section 204** of said housing code is hereby amended to read as follows:

20 **SECTION 204.**

21 Any person violating any of the provisions of this chapter or said housing code shall be deemed
22 guilty of a misdemeanor and shall be punishable as set forth in Sections 1.04.010 through 1.12.010 of the
23 Hermosa Beach City Code.

24
25 **15.08.040. Removal of Housing Advisory Appeals Board Members Prior to Expiration**
26 **of Term.**

27 **Section 205** of said housing code is hereby amended to read as follows:
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SECTION 205.

Any member of the board may be removed prior to the expiration of his or her term by the affirmative vote of four (4) of the five (5) councilmembers; provided, however, that no member of the board may be so removed during the first ninety (90) days following any municipal election at which a member of the city council is elected.

**CHAPTER 15.12
MECHANICAL CODE**

15.12.010. Adoption of Mechanical Code.

Except as hereinafter provided, the California Mechanical Code, 2001 Edition (Part 4 of Title 24 of the California Code of Regulations), which incorporates and amends the Uniform Mechanical Code, 1997 Edition, published by the International Conference of Building Officials, including Appendices A, B and C, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall comprise the Mechanical Code of the City of Hermosa Beach. A copy of the Mechanical Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

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

Whenever the term "building official" appears in said code, it shall mean and refer to the Director of Community Development of the City of Hermosa Beach.

15.12.020. Board of Appeals.

Section 110 of said mechanical code is hereby amended to read as follows:

SECTION 110.

1 **110.1** General. In order to hear and decide appeals of orders, decisions or
2 determinations made by the Director of the Community Development Department relative to the
3 application and interpretation of this code, there shall be and is hereby created a Board of
4 Appeals consisting of members who are qualified by experience and training to pass upon matters
5 pertaining to mechanical design, construction and maintenance and public health aspects of
6 mechanical systems and who are not employees of the jurisdiction. Said board shall be the same
7 Board of Appeals specified in section 105 of the Building Code as amended by section
8 15.04.020 of this Code.

9 The Director of the Community Development Department shall be an ex officio member
10 and shall act as secretary to said board but shall have no vote upon any matter before the board.
11 The board of appeals shall be appointed by the governing body and shall hold office at its
12 pleasure. The board shall adopt rules of procedure for conducting its business and shall render all
13 decisions and findings in writing to the appellant, with a duplicate copy to the Director of the
14 Community Development Department.

15 **110.2** Limitations of authority. The Board of Appeals shall have no authority relative to
16 interpretation of the administrative provisions of this code nor shall the board be empowered to
17 waive requirements of this code.

18
19 **15.12.030. Mechanical Permit Fees.**

20 **Sections 115.2 and 115.3** of said mechanical code are hereby amended to read as follows:

21 **SECTION 115.**

22 **115.2** Permit fees. The fee for each permit shall be as set forth in the latest resolution
23 adopted by the City Council.

24 **115.3** Plan review fees. When a plan or other data are required to be submitted
25 pursuant to Section 113.2, a plan review fee shall be paid at the time of submitting plans and
26 specifications for review. Said plan review fee shall be equal to fifty (50) per cent of the
27 mechanical permit fee.

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Chapter 15.16
PLUMBING CODE

15.16.010. Adoption of Plumbing Code.

Except as hereinafter provided, the California Plumbing Code, 2001 Edition (Part 5 of Title 24 of the California Code of Regulations), which incorporates and amends the Uniform Plumbing Code, 1997 Edition, published by the International Association of Plumbing and Mechanical Officials, including appendices, and including the installation standards contained in Appendix I, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall comprise the Plumbing Code of the City of Hermosa Beach. A copy of the Plumbing Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

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

Whenever the term "administrative authority" or "building official" appears in said code, it shall mean and refer to the Director of Community Development of the City of Hermosa Beach.

15.16.020. Fees.

The schedule of fees contained in table 1-1 of the Plumbing Code is hereby deleted and the schedule of fees adopted by latest resolution of the City Council hereby substituted therefor.

15.16.030. Board of Appeals.

Section 102.2.7 is hereby added to said plumbing code to read as follows:

Section 102.2.7. Board of Appeals

102.2.7.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretations of this

1 code, there shall be and is hereby created a board of appeals consisting of members who are
2 qualified by experience and training to pass upon matters pertaining to plumbing design,
3 construction and maintenance and public health aspects of plumbing systems and who are not
4 employees of the jurisdiction. Said board shall be the same Board of Appeals specified in section
5 105 of the Building Code as amended by section 15.04.020 of this Code.

6 The Building Official shall be an ex officio member and shall act as secretary to said
7 board but shall have no vote upon any matter before the board. The board of appeals shall be
8 appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules
9 of procedure for conducting its business and shall render all decisions and findings in writing to the
10 appellant, with a duplicate copy to the Building Official.

11 **102.2.7.2** Limitations of authority. The Board of Appeals shall have no authority
12 relative to interpretation of the administrative provisions of this code nor shall the board be
13 empowered to waive requirements of this code.

14
15 **15.16.040. Nonmetallic Drainage Piping.**

16 **Section 701** of the Plumbing Code is hereby amended by adding the following subsection:

17 Section **701.1.2.1**. Nonmetallic drainage piping shall not carry effluent from one tenancy
18 through another tenancy or through a wall common with another tenancy.

19 Exception: The nonmetallic drainage piping is isolated from the through-tenancy by
20 laminated gypsum boards at least one and one-half (1 1/2) inches in total thickness, or by
21 materials submitted to the administrative authority and approved by the same.

22
23 **15.16.050 Installation of Garbage Grinders.**

24 **Section 421** of said plumbing code is hereby amended to read as follows:

25 **Section 421** Installation of garbage grinders. In new buildings and all buildings
26 remodeled or altered which are designed, equipped and used for residential purposes or for the
27 storing or sheltering of food or foodstuffs for human consumption, including fruits, vegetables and
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1 meats, which are to be sold with at retail at stores, clubs, hotels, restaurants, schools or other
2 food establishments or at wholesale, or which are prepared at food manufacturing or processing
3 plants, including slaughterhouses, and all buildings where foods for human consumption are
4 prepared, sold, handled, stored or served in any manner whatsoever, shall be equipped with an
5 approved type of garbage grinder, properly connected to the kitchen sink or sewer drain, which
6 grinder and connections shall be of sufficient size to grind all garbage and food processing wastes
7 produced in such building, and shall be suitably located so as to discharge such ground material
8 by flushing it with water through the drain pipes into the sewer; provided, however, that if in
9 operating any business as hereinabove described, packaged or canned goods are not opened on
10 the premises, a garbage grinder for such canned or packaged food shall not be required;
11 provided, further, that in all new buildings designed, constructed or used for single or multiple
12 family use, and buildings remodeled or altered for single or multiple use, an approved garbage
13 grinder shall be properly connected to the kitchen sink or sewer drain of each residential unit of
14 such building. Each kitchen sink drain opening shall be so located and of sufficient size to
15 accommodate a garbage grinder for the disposal of kitchen wastes.

16 If no changes in kitchen plumbing drainage are made in single or multiple family dwellings
17 in the process of remodeling or alterations, a garbage disposal will not be required.

18
19 **15.16.060. Abandoned Sewers and Sewage Disposal Facilities.**

20 **Section 722.1 of said plumbing code is hereby amended to read as follows:**

21 **Section 722.1** Abandoned sewers and sewage disposal facilities. Every abandoned
22 building (house) sewer or part thereof shall be plugged or capped in an approved manner as
23 designated by the Building Official. Before any person plugs and/or caps such sewer or sewage
24 disposal facilities contemplated in this section, he shall first post a cash bond with the city in an
25 amount of not less than one hundred dollars (\$100.00) to guarantee capping of such sewers
26 and/or sewage disposal facilities, such bond to be returned to the permittee upon completion and
27 inspection to the satisfaction of the Building Official.

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CHAPTER 15.20
FIRE PREVENTION CODE

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15.20.010. Adoption of Fire Code.

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Except as hereinafter provided in this Chapter, the California Fire Code, 2001 Edition (Part 9 of Title 24 of the California Code of Regulations), which incorporates and amends the Uniform Fire Code and Uniform Fire Code Standards, 1997 Edition, prepared by the International Fire Code Institute, International Conference of Building Officials and the Western Fire Chiefs Association, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall comprise the Fire Code of the City of Hermosa Beach. A copy of the Fire Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

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Permits as required by provisions within this code may be issued for an identified period of time, subject, however, to the right of the fire chief or his designee to revoke said permit for misuse or violation of the terms of the permit.

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17

15.20.020. Establishment and duties of Bureau of Fire Prevention.

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20

The Fire Code as adopted and amended herein shall be enforced by the Bureau of Fire Prevention in the Fire Department of the City of Hermosa Beach which is hereby established and which shall be operated under the supervision of the Chief of the Fire Department.

21
22

15.20.030. Definitions.

23

As used in this chapter, the following words and terms shall have the meaning ascribed thereto:

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25

Building code shall mean the current edition of the Building Code, including any revisions, additions, and amendments.

26

Corporation counsel shall mean the attorney for the City of Hermosa Beach.

27
28

Jurisdiction shall mean the City of Hermosa Beach.

1 May shall mean permissible; the word *Shall* is held to mean mandatory.

2
3 **15.20.040. District limits in which explosives and blasting agents storage is prohibited.**

4 The limits referred to in Section 7701.7.2 of the Fire Code, in which storage of explosives and
5 blasting agents is prohibited, are hereby established as follows: All property zoned for residential and
6 commercial uses.

7
8 **15.20.050. District limits where flammable liquids storage in outside aboveground tanks
9 is restricted.**

10 The limits referred to in Section 7902.2.2.1-7904.2.5.4.2 of the Fire Code in which storage of
11 flammable liquids in outside above ground tanks is restricted, are hereby established as follows: All
12 property zoned for residential and commercial uses.

13
14 **15.20.060. District limits where new bulk plants for flammable or combustible liquids
15 are prohibited.**

16 The limits referred to in Section 7904.4.1 of the Fire Code, in which new bulk plants for
17 flammable or combustible liquids are prohibited, are hereby established as follows: All property zoned for
18 residential and commercial uses.

19
20 **15.20.070. Bulk storage of liquefied petroleum gases prohibited, where .**

21 The limits referred to in Section 8204.2 of the Fire Code, in which storage of liquefied petroleum
22 gas is restricted, are hereby established as follows: All property zoned for residential and commercial
23 uses.

24
25 **15.20.080. Amendments to the Fire Code.**

26 The Fire Code is hereby amended and changed in the following respects:
27
28

1 **ARTICLE 1 OF THE FIRE CODE IS HEREBY AMENDED BY AMENDING THE**
2 **FOLLOWING SECTIONS TO READ AS FOLLOWS:**

3 **Section 103.3.5.1** In order to safeguard life, limb, health, property and public welfare, every
4 commercial and industrial building, structure or portion thereof shall conform to the requirements for the
5 occupancy to be housed therein, or for the use to which the building, structure or portion thereof is to be
6 put, as set forth in the building, plumbing, electrical, and fire prevention codes of the City for the
7 proposed occupancy, that portion shall be made to conform.

8 **Section 103.3.5.2** Each change of occupancy or tenancy of any commercial or industrial
9 building, structure or portion thereof shall require an inspection to be made by the Fire Department. If a
10 portion of any building or structure does not conform to the requirements of the building, plumbing,
11 electrical and fire prevention codes of the City for the proposed occupancy, that portion shall be made to
12 conform.

13 **Section 103.3.5.3** Before any commercial or industrial building or structure may be occupied,
14 there shall be approval from the Fire Department.

15 **Section 103.3.5.4** The Fire Department shall advise the owner or tenant of those alteration
16 necessary to make the building comply, or, if none, approval shall be given.

17 **Section 103.3.5.5** The Fire Chief may allow occupancy of the building or structure without
18 requiring complete compliance with all the requirements of the codes of the City, provided that such
19 occupancy does not result in increased hazard to life, limb, health, property or public welfare.

20 **Section 103.3.5.6** Before any inspections will be made by the Fire Department for such change
21 of occupancy or tenancy, there shall be paid to the Finance Department a fee as indicated in the latest
22 resolution adopted by the City Council to cover the cost of inspection of the building for which the change
23 is desired. Such fee shall be in addition to the regular building permit fee required by the building code of
24 the City.

25
26 **ARTICLE 10 OF THE FIRE CODE IS HEREBY AMENDED BY AMENDING THE**
27 **FOLLOWING SECTIONS TO READ AS FOLLOWS:**

1 **Section 1003.2.3.1 Group A Occupancies, Drinking Establishments.** An automatic
2 sprinkler system shall be installed in rooms used by the occupants for the consumption of alcoholic
3 beverages and unseparated accessory uses where the total area of such rooms and assembly uses
4 exceeds three thousand five hundred (3,500) square feet. For uses to be considered as separated, the
5 separation shall be not less than as required for a one-hour occupancy separation. The area of other uses
6 shall be included unless separated by at least a one-hour occupancy separation.

7 **Section 1003.2.3.3 Group A Occupancies, Exhibition and display rooms.** An automatic
8 sprinkler system shall be installed in Group A Occupancies which have more than three thousand five
9 hundred (3,500) square feet of floor area which can be used for exhibition or display purposes.

10 **Section 1003.2.7 Group M Occupancies.** An automatic sprinkler system shall be installed in
11 retail sales room classed as Group M Occupancies where the floor area exceeds three thousand five
12 hundred (3,500) square feet on any floor or five thousand (5,000) square feet on all floors or in Group M
13 Retail Sales Occupancies more than one (1) story in height. The area of mezzanines shall be included in
14 determining the area where sprinklers are required.

15 **Section 1003.2.8 Group R, Division 1 Occupancies.** An automatic sprinkler system shall be
16 installed throughout every apartment house three (3) or more stories in height or containing more than five
17 thousand (5,000) feet on all floors, and every hotel three (3) or more stories in height or containing more
18 than five thousand (5,000) feet on all floors. Residential or quick-response standard sprinkler heads shall
19 be used in the dwelling unit and guest room portions of the building.

20 **Section 1007.2.9.1.1, Group R, Division I Occupancies.**

21 Table No. 1004-A, Standpipe Required Systems, is hereby amended so that three (3) stories
22 shall be substituted whenever the table refers to four (4) stories,

23
24 **ARTICLE 11 OF THE FIRE CODE IS HEREBY AMENDED BY AMENDING THE**
25 **FOLLOWING SECTIONS TO READ AS FOLLOWS:**

1 **Section 1102.** Open burning and commercial barbecue-pits. It shall be unlawful for any person,
2 firm or corporation to ignite, set fire to, or cause, or permit to be ignited or burned, any grass, weeds,
3 trees, brush, paper, wood, boxes, trash, rubbish, or other combustible materials within the City.

4 **Section 1102.3.9.** Outdoor fires such as pit barbecues or bonfires held in connection with
5 special activities, but not otherwise prohibited by City or County ordinances, may be permitted if in the
6 opinion of the Fire Chief, such fires do not create a hazard to persons or property, by obtaining a permit
7 from the Fire Department.

8 **Section 1103.2. Accumulation of rubbish and vegetation.** Whenever it is necessary for a
9 person to store or accumulate combustible or flammable rubbish or waste material within any building,
10 structure, or enclosure, then such material shall be securely stored in metal or metal lined receptacles or
11 bins equipped with tight-fitting covers or in rooms or vaults constructed of noncombustible materials, with
12 an approved heat actuated self-closing fire door and the storage area shall be protected by an automatic
13 sprinkler system on the basis of one (1) head per fifty (50) square feet or portion thereof.

14 **Section 1103.2.7. Inside tire storage.** Tires stored inside of buildings shall not block doors,
15 windows, or exitways. Piles and racks of tires which are placed directly against and parallel to walls shall
16 not extend out from said walls more than five (5) feet. Piles or racks of tires placed in rows
17 perpendicular to the walls shall not exceed the ten (10) feet in width or fifty (50) feet in length. Every row
18 of tires shall be accessible on at least two (2) sides by an aisleway at least three (3) feet in width.

19 Tires which are stored in such pattern as to form dead-end aisleways against the walls of
20 buildings shall terminate at an aisleway at least six (6) feet wide at the inside end of such pile. Every rack
21 or pile of tires shall be kept at least eighteen (18) inches below sprinkler heads in a sprinkled building.
22 Piles of tires shall be maintained in such manner as to ensure stability and not become a hazard by falling
23 during a fire or other emergency. Under no circumstances shall a pile or rack of tires exceed twelve (12)
24 feet in height unless approved by the Fire Chief.

25 **Section 1103.3.6.1. All tire storage.** It is the intent of this section that all tire storage,
26 regardless of whether such storage is in connection with a tire rebuilding plant, shall be made to comply
27 with sections 1103.3.6.2 and 1103.3.6.3.

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1 **Section 1103.3.6.2. Outside tire storage.** Piles of tires or carcasses shall not exceed two
2 thousand (2,000) cubic feet in volume and shall be separated from every other pile by an aisleway at least
3 ten (10) feet in width. Under no circumstances shall a pile of tires exceed twelve (12) feet in height unless
4 approved by the Fire Chief.

5 **ARTICLE 47 OF THE FIRE CODE IS HEREBY AMENDED BY AMENDING THE**
6 **FOLLOWING SECTIONS TO READ AS FOLLOWS:**

7 **Section 4712. Pan locks.** Whenever doors leading into the building or structure being fumigated
8 cannot be bolted or secured from the inside, pan locks shall be provided to prohibit access into the
9 building or structure to persons other than the fumigator.

10 **Section 4713. Chloropicrin.** To discourage entrance into the building or structure being
11 fumigated, unless a watchman would otherwise be required, Chloropicrin shall be added to the fumigant
12 at the rate of one (1) ounce for each fifteen thousand (15,000) cubic feet of space being fumigated.

13 **Section 4714. Fumigation inspection.** The Fire Department shall make a visual inspection of
14 all buildings or other structures immediately prior to the release of the fumigant into the building or
15 structure, to determine whether the safety precautions outlined in this section have been met.

16
17 **ARTICLE 52 OF THE FIRE CODE, IS HEREBY AMENDED BY AMENDING THE**
18 **FOLLOWING SECTIONS TO READ AS FOLLOWS:**

19 **Section 5201.12.1.** Remote preset-type devices are to be in the "off" position while not in use so
20 that the dispenser cannot be activated without the knowledge of the attendant.

21 **Section 5201.12.2.** The dispensing device shall be in clear placed between the dispensing
22 devices and the attendant view of the attendant at all times and no obstacle shall be.

23 **Section 5201.12.3.** The attendant shall at all times be able to communicate with persons in the
24 dispensing area.

25
26 **APPENDIX II-A OF THE FIRE CODE IS HEREBY AMENDED BY AMENDING THE**
27 **FOLLOWING SECTIONS TO READ AS FOLLOWS:**

1 **Section 5.1** The minimum fire-flow requirements for one- and two family dwellings not
2 exceeding two (2) stories in height, shall be one thousand five hundred (1,500) gallons per minute (for
3 other residential buildings, Table No. A-III-A-1 will be used).

4 Exception: Fire flow may be reduced fifty (50) percent when the building is provided with an
5 approved automatic sprinkler system.

6 The fire flow for buildings other than one- and two-family dwellings shall be not less than that
7 specified in Table No. A-111-A-1.

8 Exception: The required fire flow may be reduced up to seventy-five (75) percent when the
9 building is provided with an approved automatic sprinkler system, but in no case less than one thousand
10 five hundred (1,500) gallons per minute.

11 In types I and 11-FR Construction, only the three (3) largest successive floor areas shall be used.

12
13 **APPENDIX III-B OF THE FIRE CODE IS HEREBY AMENDED BY AMENDING THE**
14 **FOLLOWING SECTIONS TO READ AS FOLLOWS:**

15 **Section 6.** The Fire Chief may require closer spacing between hydrants because of grades, steep
16 inclines or other geographic problems, and accessibility.

17
18 **15.20.090. Modifications.**

19 The Fire Chief, or his designee, shall have power to modify any of the provisions of the Fire
20 Code upon application in writing by the owner or lessee, or his duly authorized agent, when there are
21 practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the
22 code shall be observed, public safety secured, and substantial justice done. The particulars of such
23 modification when granted or allowed, and the decision of the Fire Chief or his designee thereon, shall be
24 entered upon the records of the department and a signed copy shall be furnished to the applicant.

25
26 **15.20.100. Appeals.**

1 Whenever the Chief of the Fire Department shall disapprove an application or refuse to grant a
2 permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent
3 and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the
4 decision of the Chief of the Fire Department to the City Council within thirty (30) days from the date of
5 the decision appealed.

6
7 **15.20.110. New materials, processes or occupancies which may require permits.**

8 The Fire Chief, the Fire Department Plan Check Officer, and the Director of the Community
9 Development Department shall act as a committee to determine and specify what new materials,
10 processes, or occupancies shall require permits in addition to those now enumerated in said code after
11 giving affected persons reasonable opportunity to be heard. The decision of the committee shall be final.
12 The Fire Chief shall post such list in a conspicuous place in his department and distribute copies thereof to
13 interested persons.

14
15 **15.20.120. Fireworks prohibited.**

16 The possession, use and discharge of fireworks, as defined in the Fire Code, is prohibited within
17 the City limits, with the exception of fireworks displays which are approved by both the Fire Department
18 and the City Council.

19
20 **15.20.130. Penalties.**

21 Any person violating any of the provisions of this code shall be deemed guilty of a misdemeanor,
22 punishable by a fine of not more than five hundred dollars (\$500.00), or by imprisonment for a term not
23 to exceed six (6) months in the city or county jail, or by both such fine and imprisonment. The imposition
24 of one penalty for any violation shall not excuse the violation or permit it to continue; all such persons shall
25 be required to correct or remedy such violations or defects within a reasonable time; and when not
26 otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a
27 separate offense.

1 The application of the above penalty shall not be held to prevent the enforced removal of
2 prohibited conditions.

3
4 **CHAPTER 15.24**

5 **ABATEMENT OF DANGEROUS BUILDINGS**

6
7 **15.24.010. Adoption of Uniform Code for the Abatement of Dangerous Buildings.**

8 That certain code designated as the "Uniform Code for the Abatement of Dangerous Buildings,
9 1997 Edition," published by the International Conference of Building Officials, one copy of which is on
10 file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and
11 made a part of this chapter as though set forth in this chapter in full, subject, however, to the amendments,
12 additions and deletions set forth in this chapter, and said code shall be known as the Abatement of
13 Dangerous Buildings Code of this city.

14 Whenever the term "jurisdiction" appears in said code it shall mean and refer to the City of
15 Hermosa Beach. Whenever the term "Building Official" appears in said code it shall mean and refer to
16 the Director of Community Development of the City of Hermosa Beach.

17
18 **15.24.020. Purpose and Scope**

19 **Section 102.2.1** of the Abatement of Dangerous Buildings Code is hereby amended to read as
20 follows:

21 **102.2.1** The scope of this code shall include the content of the City of Hermosa Beach
22 Ordinance Number 94-1114 as though set forth in this section in full.

23
24 **15.24.030. Section 202 amended--Abatement of dangerous buildings**

25 **Section 202** of the Abatement of Dangerous Buildings Code is amended to read as follows:
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205.2 Limitations of authority. The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

15.24.050. Dangerous Building.

Sections 302 (19) and 401.1.1 of the Abatement of Dangerous Buildings Code are hereby amended to read as follows:

302 (19) Whenever any building has at least one (1) unreinforced masonry bearing wall and is in existence without being retrofit after the date shown on Table A1-G of this code.

401.1.1 When the Building Official has determined that any building described in Section 302 (19) of this code has not been abated as of the date shown in Table A1-G the Building Official shall commence proceedings to cause repair, vacation or demolition of the building.

CHAPTER 15.28
BUILDING CONSERVATION CODE

15.28.010. Adoption of Building Conservation Code.

Except as hereinafter provided, Appendix Chapter 1 of the California Code for Building Conservation, 2001 Edition (Part 10 of Title 24 of the California Code of Regulations), which incorporates and amends Appendix Chapter 1 of the Uniform Code for Building Conservation, 1997 Edition, published by the International Conference of Building Officials, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said code shall comprise the Building Conservation Code of the City of Hermosa Beach. A copy of the Building Conservation Code shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

1 **CHAPTER 15.32**

2 **ELECTRICAL CODE**

3

4 **15.32.010. Adoption of Electrical Code.**

5 Except as hereinafter provided, the California Electrical Code, 2001 Edition (Part 3 of Title 24 of
6 the California Code of Regulations), which incorporates and amends the National Electrical Code, 1999
7 Edition, including the Uniform Administrative Code Provisions published by the National Fire Protection
8 Association, is hereby adopted by reference and made a part of this chapter as though set forth in this
9 chapter in full. Said code shall comprise the Electrical Code of the City of Hermosa Beach. A copy of
10 the Electrical Code shall be maintained in the office of the City Clerk, and shall be made available for
11 public inspection while the Code is in force.

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

14 Whenever the term "building official" appears in said code, it shall mean and refer to the Director
15 of Community Development of the City of Hermosa Beach.

16

17 **15.32.020. Fees.**

18 Section 304 of said electrical code is hereby amended to replace the term "Table No. 3-A" with
19 the term "the most recent resolution adopted by the City Council."

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

21 **304.1 New general use branch circuits.**

22 1. The fees prescribed apply to new branch circuit wiring and the lighting fixtures,
23 switches, receptacles, appliances or other utilization equipment permitted to be supplied
24 by these branch circuits.

25 2. For the purposes of this subsection, each ungrounded conductor of a multiwire
26 branch circuit supplying one appliance may be counted as one circuit.

1 3. For the purposes of this subsection, three-phase lighting branch circuits are
2 counted as two (2) branch circuits.

3 304.2 Adding outlets (to existing branch circuits) or temporary lights and yard lighting.

4 1. Each outlet added to an existing branch circuit shall be counted as one unit and
5 each lighting fixture connected thereto shall be counted as an additional unit except as
6 modified in the following provisions of this subsection.

7 2. An outlet shall mean a point or place on a fixed-wiring installation from which
8 electric current is controlled, or is supplied to a lamp, lighting fixture, fan, clock, heater,
9 range, motor, or other electrical. appliance or equipment.

10 3. An outlet box for two (2) or more switches or receptacles shall be considered as
11 one unit.

12 304.3 Motors, transformers, heating appliances and miscellaneous equipment or appliances.

13 1. The fees prescribed cover the inspection of the supply branch circuit and the
14 utilization equipment supplied therefrom and the control equipment therefor.

15 2. Except where supplied by branch circuits rated over fifty (50) amperes, the fees
16 required apply only to nondwelling occupancies. The fee for each motor, transformer,
17 heating appliance, welder, rectifier, x-ray machine, storage battery system, infrared
18 industrial heating appliance, cooking or baking equipment, studio_effects lighting, and
19 other miscellaneous equipment or appliances shall be given in the rating table of the
20 resolution order.

21 3. Where fixed equipment is supplied by flexible cords to facilitate servicing or
22 replacement, those fees shall also apply to each receptacle outlet installed for the supply
23 of portable equipment rated larger than three (3) H.P., K.W., or K.V.A.

24 4. For any equipment or appliance containing more than one motor, or other current
25 consuming utilization components in addition to the motor or motors, the combined
26 electrical ratings converted to K.V.A. of all shall be used to determine the fee. For the
27 purpose of this subsection, one H.P. or one K.W. is equivalent to one K.V.A. The total
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1 ampere ratings of all receptacles installed on a factory fabricated wireway assembly for
2 studio effects lighting may be used in computing the fees therefor.

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

8 304.4 Required fire warning, communications and emergency control systems. For the
9 purposes of this subsection, devices shall include all signaling equipment, stations, power
10 equipment such as damper actuators or door holding device, and communication jacks or outlets.

11 304.5 Service and switchboard sections.

12 1. Fees shall be required for the installation, reinstallation, replacement or alteration
13 of each service and each switch board section.

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

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

19 4. No fee need be paid for switchboard section which incorporates service
20 equipment for which service fees were paid.

21
22 **15.32.030. Condominium Installations.**

23 Where conductors serving a condominium pass through a condominium which they do not serve,
24 as in the case of multifamily dwelling structures, said conductors shall be enclosed in an approved conduit
25 or raceway.

26
27 **15.32.040. Underground Service Laterals Required for New Construction.**

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

3
4 **15.32.050. Service Wires and Cables to be Underground for New Buildings.**

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

9
10 **15.32.060. Existing Buildings.**

11 Such service wires shall also be placed underground when existing buildings or structures are
12 repaired, remodeled or expanded, except where no new dwelling units are created and where the value
13 (as determined for building permit fee purposes as provided by section 15.04.040 of this Code) of such
14 repairs or remodeling in a five-year period does not exceed fifty percent (50%) of the existing valuation
15 prior to construction.

16
17 **15.32.070. Responsibility for Compliance.**

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

21
22 **15.32.080. Appurtenances.**

23 For the purposes of this chapter, appurtenances and associated equipment, such as, but not
24 limited to, surface mounted transformers, pedestal mounted terminal boxes and meter cabinets and
25 concealed ducts in an underground system may be placed above ground if permitted by and in
26 accordance with the rules of the state Public Utilities Commission.

1 **15.32.090. Risers.**

2 Risers on poles and buildings are permitted and shall be provided by the developer or owner on
3 the pole which services said property.

4
5 **15.32.100. Waiver of Underground Requirements.**

6 All construction in excess of fifty (50) percent of the value of the existing structure, shall require
7 underground installations except where Southern California Edison deems in writing such underground
8 installations infeasible based upon its service requirements or to unavailability of necessary easements.

9
10 **15.32.110. Existing Underground Areas.**

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

15
16 **15.32.120. Application.**

17 Section 15.32.040 of this City Code of the City of Hermosa Beach shall not apply to utility lines
18 which do not provide service in the area being developed.

19
20 **CHAPTER 15.40**

21 **NUMBERING BUILDINGS**

22
23 **15.40.010. Number to be displayed.**

24 **Section 502** of the building code is hereby amended to read as follows:

25 **502.** The entrance to each and every building, or section or subdivision thereof, in the
26 city used for residence or business purposes shall have a number displayed thereon as hereinafter
27 provided and designated by the City Engineer of the City.

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15.40.020. Location and Size of Numbers; Time Limitation for Placement.

Section 502.1 of the building code is hereby amended to read as follows:

502.1. The number of each such entrance shall be placed upon, or immediately above, or adjacent to the door closing such entrance, and the figures of such numbers shall be at least two (2) inches in height and of corresponding width. Such numbers shall be placed thereon as aforesaid within fifteen (15) days after receipt by the owner, occupant, lessee, tenant or subtenant of such building of a notice from the City Engineer of the numbers designated for such entrance, and all numbers other than the numbers provided for in this chapter for the respective entrances shall be removed from every such building by the owner, occupant, lessee, tenant or subtenant thereof within fifteen (15) days from the service of such notice designating the numbers to be placed thereon.

15.40.030. Street Numbering Map Adopted.

Section 502.2 of the building code is hereby amended to read as follows:

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

CHAPTER 15.44

REPORT OF RESIDENTIAL BUILDING RECORDS

15.44.010. Intent.

Pursuant to Article 6.5 (commencing with Section 38780), Chapter 10, Part 2, Division 3, Title 4, of the Government Code of the State of California, it is the intent of the city council to assure that the

1 grantee of a residential building within the city is furnished a report of matters of city record pertaining to
2 the authorized use, occupancy and zoning classification of real property prior to sale or exchange. It is
3 the further intent to assist in the protection of the buyer of residential properties against undisclosed
4 restrictions on the use of the property.

5 **15.44.020. Definitions.**

6 For the purposes of this chapter, the following terms are defined as follows:

7 (a) Owner means any person, copartnership, association, corporation or fiduciary having
8 legal or equitable title or any interest in any real property.

9 (b) Residential building shall mean any improved real property designed, used or permitted
10 to be used for dwelling purposes, situated in the City of Hermosa Beach, and shall include the
11 building or structure located on said improved real property.

12 (c) Agreement of sale means any agreement or written instrument which provides that any
13 ownership or interest in title to any real property is to be transferred from one owner to another
14 owner.

15
16 **15.44.030. Report Required.**

17 At the time of entering into an agreement of sale or exchange of any residential building, the
18 owner or his authorized representative shall obtain from the city a report of the residential building record
19 showing the regularly authorized use, occupancy and zoning classification of such property. Said report
20 shall be valid for a period not to exceed six (6) months from date of issue.

21
22 **15.44.040. Application; Contents of Report; Review of Records.**

23 Upon application of the owner, or his authorized agent, and the payment to the city of a fee
24 prescribed, plus the established fee for copies of the city code if requested by the applicant, the pertinent
25 city records shall be reviewed, and an on-site inspection made of the property and the improvements
26 thereon (including an interior inspection of the premises with the permission of the property owner) And a
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1 report of residential building records shall be delivered to the applicant which may contain the following
2 information insofar as it is available:

- 3 (a) The street address or other appropriate description of subject property;
- 4 (b) The use permitted as indicated and established by permits of record;
- 5 (c) A statement of the zoning classification applicable to the property in question;
- 6 (d) A statement of the variances and use permits of record, if any, granted to that property,
7 together with the conditions and restrictions of such permits;
- 8 (e) A statement as to whether there exists or appears to exist any illegality or permitted
9 nonconformity in the structures on the property or the uses made thereof;
- 10 (f) Should the present use of the property and the use authorized by Zoning Ordinances in
11 effect at the time of inspection disclose an apparent violation of the Zoning Ordinance, and the
12 use which constitutes the apparent violation was not constructed pursuant to a building permit as
13 noted in the records of the Community Development Department, such finding shall be noted on
14 the report of residential building records.

15 Errors or omissions in said report shall not bind or stop the city from enforcing any and all
16 building and zoning codes against the seller, buyer and any subsequent owner. Said report does
17 not guarantee the structural stability of any existing building nor does it relieve the owner, his
18 agent, architect or builder from designing and building a structurally stable building meeting the
19 requirements of adopted building, plumbing and electrical codes.

20
21 **15.44.050. Delivery of Report to Buyer or Transferee.**

22 The report of residential building record shall be delivered by the owner, or the authorized
23 designated representative of the owner, to the buyer or transferee of the residential building prior to the
24 consummation of the sale or exchange. The buyer or transferee shall execute a receipt therefor as
25 furnished by the city, and said receipt shall be delivered to the Building Division, as evidence of
26 compliance with the provisions of this chapter.

1 **15.44.060. Physical Examination of Property.**

2 Upon the verified request of the seller, a physical examination of the subject property shall be
3 made by the Building Division, and a report thereon delivered to said seller. The report of residential
4 building records shall include the following language: "Unless otherwise indicated in this report the
5 inspection of the premises has not included an inspection of the interior of the premises. The permission
6 of the owner of the property is required for the city inspector to make an inspection of the interior
7 premises. You have the right to require, as a condition of the purchase of the property, that the owner
8 request an inspection by a city inspector of the interior of the premises. This report cannot offer
9 maximum protection without an inspection of the interior of the premises. For further information
10 concerning the nature of this report you should read and review Chapter 15.44 of the City Code of the
11 City of Hermosa Beach."

12
13 **15.44.070. Exceptions.**

14 (a) The provisions of this chapter shall not apply to the first sale of a residential building
15 located in a subdivision the final map for which has been approved and recorded in accordance with the
16 Subdivision Map Act not more than two (2) years prior to the first sale.

17 (b) Residential report of building records shall not be required when exchange of real
18 property is between immediate members of a family.

19 (c) Condominiums shall be required to have one residential report of building records per
20 structure which is valid for one year. Interior inspections of condominiums may be requested and a
21 prescribed fee will be charged for each unit inspected.

22 (d) The provisions of this chapter shall not apply to the first sale of a residential property sold
23 within ninety (90) days after final approval is given.

24
25 **15.44.080. Form; Time Limit for Delivery of Report.**

1 (a) The Director of Community Development shall prepare standardized forms for the report
2 of residential building records. Said report shall be delivered to the owner, or his authorized agent, by
3 registered mail, within forty (40) calendar days of receipt of the application and fees.

4 (b) Should the City fail to deliver, or to attempt to deliver, said report within the
5 aforementioned forty (40) days, the sale, if consummated, shall not be deemed in violation of this chapter.

6
7 **15.44.090. Nonliability of City.**

8 The issuance of the residential building record report is not a representation by the City of
9 Hermosa Beach that the subject property or its present use is or is not in compliance with the law.
10 Neither the enactment of this chapter nor the preparation of and delivery of any report required hereunder
11 shall impose a liability upon the City for any errors or omissions contained in said report, nor shall the city
12 bear any liability not otherwise imposed by law.

13
14 **15.44.100. Penalties.**

15 (a) Anyone in violation of the provisions of this chapter shall be guilty of a misdemeanor, and
16 upon conviction thereof, shall be punishable as provided by the provisions of section 1.04.010 through
17 1.12.010 of the Municipal Code of the City of Hermosa Beach.

18 (b) No sale or exchange of residential property shall be invalidated solely because of the
19 failure of any person to comply with any provisions of this chapter unless such failure is an act of omission
20 which would be a valid ground for rescission of such sale or exchange in the absence of this chapter."

21
22 **SECTION 2.** All inconsistencies between the Building Code, Electrical Code, Mechanical
23 Code, Plumbing Code, and Fire Code, as adopted by this Ordinance, and the 2001 edition of the
24 California Building Code, Electrical Code, Mechanical Code, Plumbing Code, and Fire Code, as set
25 forth in Parts 2, 3, 4, 5 and 9, respectively, of Title 24 of the California Code of Regulations, are
26 changes, modifications, amendments, additions or deletions thereto authorized by California Health and
27 Safety Sections 17958.5 and 17958.7.

1 **SECTION 3** To the extent the provisions of this Ordinance are substantially the same as
2 previous provisions of the Hermosa Beach Municipal Code, these provisions shall be construed as
3 continuations of those provisions and not as new enactments.

4 **SECTION 4** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of
5 this Ordinance or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall
6 not affect the validity of the remaining portions of this Ordinance or any part thereof or exhibit thereto.
7 The City Council of the City of Hermosa Beach hereby declares that it would have passed each section,
8 subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one
9 or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared
10 invalid.

11 **SECTION 5.** The City Council does hereby designate the City Attorney to prepare a summary
12 of this ordinance to be published pursuant to Government Code Section 36933(c)(1) in lieu of the full text
13 of said ordinance. That prior to the expiration of fifteen (15) days after the date of its adoption, the City
14 Clerk shall cause the summary to be published in the Easy Reader, a weekly newspaper of general
15 circulation, published and circulated in the City of Hermosa Beach.

16 **SECTION 6.** The City Clerk shall certify to the passage and adoption of this ordinance; shall
17 enter the same in the book of original ordinances of said city; shall make minutes of the passage and
18 adoption thereof in the records of the proceedings of the City Council at which the same is passed and
19 adopted.

20 **SECTION 7.** State law requires that localities adopt the California Building Standards Code
21 and modifications thereto, by November 01, 2002. It is essential that the City have in effect on that date
22 codes that comport with state law and contain those modifications necessitated by unique topographic,
23 geologic and climatic conditions. In the absence of immediate effectiveness, the provisions of the
24 Building, Electrical, Mechanical, Plumbing and Fire Codes unique to the City's special circumstances will
25 not be in place and this will have a detrimental effect on the public, health, safety and welfare. The
26 modification to the Codes contain vital provisions regarding administrative procedures, roofing materials,
27 sprinkling requirements, and other similar matters necessitated by the City's exposure to Santa Ana winds
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1 and its limited rainfall in summer and fall months. For these reasons, the public health, safety and welfare
2 require that this ordinance take effect immediately. This is an urgency ordinance.

3 **SECTION 8.** This ordinance shall be effective upon adoption and shall become operative
4 November 01, 2002.

5
6 **PASSED, APPROVED and ADOPTED** this ____ day of ____, 2002, by the following
7 vote:

8
9 **AYES:**

10 **NOES:**

11 **ABSTAIN:**

12 **ABSENT:**

13

14

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16

PRESIDENT of the City Council and Mayor of the City of Hermosa Beach, California

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ATTEST:

APPROVED AS TO FORM:

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CITY CLERK

CITY ATTORNEY

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