

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



March 16, 2011

Ms. Maria Elena Marquez-Brookes, City Clerk
Local Ordinances
City of Gardena
1700 West 162nd Street, P.O.Box 47003
Gardena, California 90247-3778

Dear Ms. Maria Elena Marquez-Brookes:

This letter is to acknowledge receipt on January 26, 2011 of the City of Gardena submittal pertaining to Ordinance Nos. 1720 and 1724 with findings and is acceptable for filing. Per Health and Safety Code Section 17958.8 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in black ink, appearing to read "Enrique M. Rodriguez".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



PAUL K. TANAKA, Mayor
TASHA CERDA, Mayor Pro Tem
RONALD K. IKEJIRI, Councilmember
RACHEL C. JOHNSON, Councilmember
DAN MEDINA, Councilmember

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3778 / PHONE (310) 217-9500

MARIA E. MARQUEZ-BROOKES, City Clerk
J. INGRID TSUKIYAMA, City Treasurer
MITCHELL G. LANSDELL, City Manager
PETER L. WALLIN, City Attorney

January 19, 2011

California Building Standards Commission
428 J Street, Suite 450
Sacramento, CA 95814

SUBJECT: RESOLUTION NO. 5172 SETTING FORTH FINDINGS FOR REQUIRED AMENDMENTS TO THE 2010 CALIFORNIA STATE BUILDING CODE RELATIVE TO LOCAL CLIMATIC, TOPOGRAPHIC AND GEOLOGIC CONDITIONS; ORDINANCE NO. 1720 ADOPTING THE 2010 CALIFORNIA STATE BUILDING CODE WITH AMENDMENTS, ETC.; AND ORDINANCE NO. 1724 ADOPTING THE MOST RECENT VERSION OF THE LOS ANGELES COUNTY FIRE CODE BY REFERENCE

To Whom It May Concern:

Enclosed are fully executed copies of the subject Resolution No. 5172, Ordinance No. 1720, and Ordinance No. 1724, to be filed with the California Building Standards Commission.

Please contact City Manager, Mitchell Lansdell, at (310) 217-9505 if you have any related questions.

Sincerely,


MARIA ELENA MARQUEZ-BROOKES
City Clerk

MEM:pky

Enclosures

cc: City Manager

RECEIVED
CITY CLERK
JAN 25 2011
10:26 AM

RESOLUTION NO. 5172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDNEA, CALIFORNIA, SETTING FORTH FINDINGS FOR REQUIRED AMENDMENTS TO THE 2010 CALIFORNIA STATE BUILDING CODE RELATIVE TO LOCAL CLIMATIC, TOPOGRAPHIC AND GEOLOGIC CONDITIONS

WHEREAS, California Health & Safety Code section 18901et seq. provides that the Building Standards Commission shall adopt a California Building Standards Code ("CBSC") based on specified uniform codes with input from various State Departments; and

WHEREAS, the 2010 CBSC has been adopted and is codified in Title 24 of the California Code of Regulations; and

WHEREAS, California Health & Safety Code Section 17922 provides that the Department of Housing and Community Development is to adopt the CBSC and other regulations; and

WHEREAS, the Department of Housing and Community Development has adopted the most recent version of the CBSC as well as other regulations which are found in Title 25 of the California Code of Regulations; and

WHEREAS, California Health & Safety Code Section 17958.5 provides that a city may make changes in the provisions adopted pursuant to Health and Safety Code section 17922 and published in the CBSC or other regulations upon specified findings; and

WHEREAS, Health and Safety Code Section 17958 provides that the City of Gardena ("City") shall adopt Ordinances and regulations imposing the same or modified or changed requirements as are contained in the regulations adopted by the State pursuant to Health and Safety Code Section 17922; and

WHEREAS, Health and Safety Code Section 17958.7 requires that the City Council, before making any modifications or changes to the CBSC, shall make an express finding that such changes or modifications are reasonably necessary because of local climatic, geologic, or topographic conditions; and

WHEREAS, the Community Development Department has recommended that changes and modifications be made to the CBSC and has advised that certain said changes and modifications to the CBSC are reasonably necessary due to local conditions in the City of Gardena and has further advised that the remainder of said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Codes or are reasonably necessary to safeguard life and property within the City of Gardena.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Climatic and Geologic Conditions.

A. Climatic Conditions

1. Hot, dry Santa Ana winds are common to all areas within the City of Gardena, as well as surrounding areas. These winds, which can cause small fires to spread quickly, are a contributing factor to the high fire danger in the area, and create the need for an increased level of fire protection. This added protection will supplement normal fire department response availability and provide immediate protection for life and safety of multiple occupants during fire occurrences.

2. Los Angeles County and the City of Gardena are located in a semi-arid Mediterranean type climate which predisposes all fuels, including wood shingles, to rapid ignition and spread of fire. Therefore, there exists a need for additional fire protection measures.

3. The City of Gardena, along with the rest of Los Angeles County and California, is in a multi-year drought and water reservoirs are below capacity. Not only is there a need to conserve water, the drought and reduced reservoir levels create a need for additional fire protections measures.

B. Geologic Conditions

1. Los Angeles County and the City of Gardena are located in a highly active seismic area. Gardena lies near the Newport-Inglewood Fault Zone (NIFZ) which was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude, hypocenter off Newport Beach coast), which took 120 lives, with areas damaged from Laguna Beach to Marina del Rey and inland to Whittier, and poses one of the greatest hazards to lives and property in the nation. The City also lies near the Palos Verdes Fault. Portions of Gardena lie within an Alquist-Priolo fault zone. Regional planning for reoccurrence is recommended by the State of California, Department of Conservation. There was also an earthquake in December 1989, with the epicenter located near the City of Irvine. The fault on which this quake occurred was unknown prior to this activity. The October 17, 1989, Santa Cruz earthquake resulted in only one major San Francisco fire in the Marina district, but when combined with the 34 other fires and over 500 responses, the department was taxed to its full capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. If more fires had been ignited by the earthquake, it would have been difficult for the fire department to contain them. Experts predict a major earthquake in our area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection for building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake. As noted by "Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, 1988, State Department of Conservation," page 59, "barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe";

2. Traffic and circulation congestion within an urban area such as Gardena can place fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the street system will occur. This condition makes the need for additional on-site protection for property occupants necessary.

3. Placement of multiple occupancy buildings, location of arterial roads, and fire department staffing constraints due to recent revenue-limiting state legislation have made it difficult for the fire department to locate additional fire stations and provide manpower sufficient to concentrate fire companies and personnel to control fires in high density apartment or condominium buildings. Fire Department equipment does not allow easy access to areas of buildings greater than 55 feet above the level of Fire Department vehicle access. These conditions create the need for built-in on-site fire protection systems to protect occupants and property until fire fighting apparatus and personnel arrive on the scene.

The City of Gardena is located in an area subject to a climatic condition of high winds and low humidity. This combination of events creates an environment, which is conducive to rapidly spreading fires. Control of such fires requires rapid response. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, Section 6, Figure 6-2 of ASCE 7 identifies a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.

The City of Gardena is located in the middle of the seismically active area. The viability of the public water system would be questionable at best after a major seismic event. This would leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of any available water to floors above the 55-foot level. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors.

4. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly. Recent Grand Jury Report findings support this concern.

SECTION 2. Findings.

The City Council of Gardena specifically finds that the changes and modifications made to the California Building Standards Code, as set forth in Ordinance No. 1720, are necessary because of local climatic, geological, or topographical conditions. More specifically:

- A. The changes to Section 202 and 4.301.1 of the 2010 California Green Building Standards Code are justified by finding A.3.

- B. The following changes to the 2010 California Building Code are justified by each of the findings set forth in Section 1 above: 403, 403.1, 403.1.1, 403.4.7.2., 403.4.8.1, 903.2, 903.2.8, 905.4, 907.2.13., 907.5.2.2, 907.6.3.2, 910.3.2.2, Table 1505.1, 1505.1.3, 1505.5, 1505.7.
- C. The following changes to the 2010 California Residential Code are justified by each of the findings set forth in Section 1 above: Table 301.2(1), R313.1, R403.1.3, R405.1, R902.1, R902.1.3, R902.2.

Additional amendments have been made to the California Building Standards Code. On the recommendation of the Community Development Department, such amendments are hereby found to be either administrative or procedural in nature or concern themselves with subjects not covered in the CBSC.

The aforementioned amendments have been incorporated in detail in Ordinance No. 1720.

SECTION 3.

The Community Development Department shall file copies of Resolution No. 5172 and Ordinance No. 1720 with the California Building Standards Commission as required by Health and Safety Code Section 17958.7.

SECTION 4.

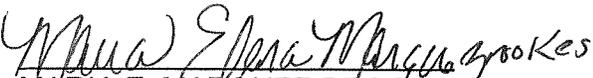
The City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered among the original resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 26th day of October, 2010.



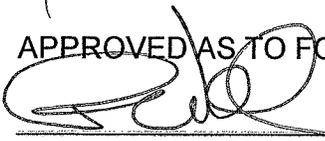
PAUL K. TANAKA, Mayor

ATTEST:



MARIA E. MARQUEZ-BROOKES, City Clerk

APPROVED AS TO FORM:



Peter L. Wallin, City Attorney

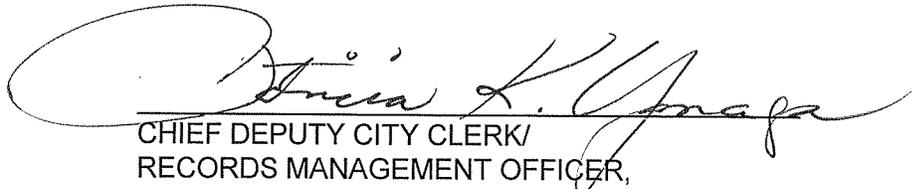
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.)
CITY OF GARDENA)

I, **PATRICIA K. YANAGA**, Chief Deputy City Clerk/Records Management Officer of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution being Resolution No. **5172**, was duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a meeting of said City Council held on the **26th** day of **October 2010**, and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS JOHNSON, MEDINA, CERDA, IKEJIRI, AND MAYOR
 TANAKA

NOES: NONE

ABSENT: NONE


CHIEF DEPUTY CITY CLERK/
RECORDS MANAGEMENT OFFICER,
CITY OF GARDENA

(SEAL)

ORDINANCE NO. 1720

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF GARDENA, CALIFORNIA
ADOPTING THE 2010 CALIFORNIA STATE BUILDING CODE
WITH AMENDMENTS, THE STATE HOUSING CODE,
PORTIONS OF THE 1997 UNIFORM HOUSING CODE AND
THE 1997 UNIFORM CODE FOR THE
ABATEMENT OF DANGEROUS BUILDINGS
BY REFERENCE AND CREATING AN APPEALS BOARD AND
AND HOUSING APPEALS BOARD**

WHEREAS, California Health & Safety Code section 18901 et seq. provides that the Building Standards Commission shall adopt a California Building Standards Code ("CBSC") based on specified uniform codes with input from various State Departments; and

WHEREAS, the 2010 CBSC has been adopted and is codified in Title 24 of the California Code of Regulations; and

WHEREAS, California Health & Safety Code Section 17922 provides that the Department of Housing and Community Development is to adopt the CBSC and other regulations; and

WHEREAS, the Department of Housing and Community Development has adopted the most recent version of the CBSC as well as other regulations which are found in Title 25 of the California Code of Regulations; and

WHEREAS, California Health & Safety Code Section 17958.5 provides that a city may make changes in the provisions adopted pursuant to Health and Safety Code section 17922 and published in the CBSC or other regulations upon specified findings; and

WHEREAS, California Health & Safety Code Section 17958 further provides that if a city does not amend, add, or repeal ordinances or regulations to impose those requirements or make changes, the provisions published in the CBSC or other regulations shall be applicable to the city and shall be effective 180 days after publication of the CBSC by the California Building Standards Commission; and

WHEREAS, the California Building Standards Commission adopted the 2010 Codes to be effective as of January 1, 2011; and

WHEREAS, Section 6 of Title 25 of the California Code of Regulations requires a city to adopt ordinances or regulations imposing the requirements contained in Subchapter 1 of Chapter 1 of Division 1 entitled, "State Housing Law Regulations;" and

WHEREAS, Section 32 of Title 25 of the California Code of Regulations also makes certain provisions of the 1997 Edition of the Uniform Housing Code applicable to

a city; and

WHEREAS, after due consideration the City Council of the City of Gardena has determined that it would like to adopt the CBSC, State Housing Law Regulations, and applicable provisions of the Uniform Housing Code by reference as well as make certain amendments thereto; and

WHEREAS, prior to adopting this Ordinance the City Council adopted Resolution No. 5172, making the necessary findings to amend the California Building Standards Code;

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

SECTION 1. Chapter 15.02 is hereby added to the Gardena Municipal Code to Read as follows:

**15.02
BUILDING APPEALS BOARD**

15.02.010 Building Appeals Board

A. There shall be a Building Appeals Board which shall consist of five members. The Building Appeals Board shall be the "Local Appeals Board," the "Housing Appeals Board," and the "Board of Appeals" as those phrases are defined and used in the California Building Standards Code or any other Code under this Title 15 as the same may apply to the City of Gardena either by express adoption or by operation of law.

B. Regardless of any provision to the contrary in any provision of the California Building Standards Code or any other Code under this Title 15, the provisions of this Chapter shall govern all appeals.

15.02.030 Appointment/Qualifications

A. Each councilmember shall nominate one member who shall be appointed by the mayor subject to ratification by the council.

B. Each member shall be knowledgeable in the California Building Standards Code and applicable ordinances of the City of Gardena. Members need not be residents of the City.

C. A vacancy on the Building Appeals Board shall be filled in the same manner as the appointment.

D. Members of the Appeals Board shall receive no compensation. However, the members shall be reimbursed for any expense incurred in the performance of their duties.

15.02.040 Term

- A. The term of office for each member of the Building Appeals Board shall be coterminous with the expiration of the actual tenure of the member of the council who nominated the member.
- B. Each member shall serve at the pleasure of the council, and such appointments may be terminated by a majority vote of the membership of the council.
- C. All members of the Building Appeals Board shall serve until their respective successors are appointed.
- D. Members may be reappointed.

15.02.050 Meetings

The Building Appeals Board shall meet only when:

- A. An appeal is filed pursuant to this Chapter; or
- B. The Chief Building Official or the Fire Code Official calls a special meeting of the Building Board of Appeals in order to request advisory comments regarding issues related to this chapter, such as the potential adoption of new codes, proposed code changes, or alternate methods and materials.

15.02.060 Appeals

- A. Any person adversely affected by a determination made by the Chief Building Official or Fire Code Official in administering or enforcing any provision of this Title, except Chapter 15.48, may appeal the determination to the Building Appeals Board.
- B. Appeals shall be in writing, state the grounds for the appeal, and be accompanied by a fee in the amount set by resolution of the City Council. Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.
- C. The appeal shall be filed with the Chief Building Official no later than 10 days after receipt of written notice of the determination and the appeal provisions of this Chapter. Failure to timely request an appeal constitutes a waiver of the right to a hearing before the Building Appeals Board and a failure to exhaust administrative remedies.
- D. Within forty-five (45) days of receiving an appeal, the Chief Building Official shall schedule a hearing before the Building Appeals Board which shall consider relevant evidence presented at the hearing. Appellant shall be given at least ten (10) days written notice of the date and time of the hearing.
- E. The Building Appeals Board shall render a final written decision with findings within a reasonably prompt time after the filing of the appeal. The authority of the Building Appeals Board to render a written decision shall be limited to the scope of authority of the Chief Building Official or Fire Code Official in the first instance and the Building Appeals Board shall have no authority to waive a requirement of this Title.

F. The decision of the Building Appeals Board shall be final and conclusive. The written decision shall be sent to the appellant and shall provide that pursuant to California Code of Civil Procedure Section 1094.6, any action to review said decision shall be commenced in an appropriate court of law not later than the ninetieth day after the date that the decision becomes final.

15.02.070 Ex Officio Member

Unless otherwise designated by the City Manager, the Chief Building Official shall be the principal city staff liaison to the Building Appeals Board.

SECTION 2. Chapters 15.04 through 15.28 and Chapter 15.36 of the Gardena Municipal Code are hereby repealed.

SECTION 3. Chapter 15.04 is hereby added to the Gardena Municipal Code to read as follows:

**Chapter 15.04
General Building Provisions**

15.04.010 Adoption of the California Building Standards Code

A. Subject to the amendments and changes set forth herein, the following Parts of the 2010 California Building Standards Code as set forth in Title 24 of the California Code of Regulations, are hereby adopted by reference in their entirety including all the Appendix Chapters and shall apply as the Building Regulations of the City of Gardena:

- Part 1 – California Building Standards Administrative Code
- Part 2 – California Building Code
- Part 2.5 – California Residential Building Code
- Part 3 – California Electrical Code, in its entirety
- Part 4 – California Mechanical Code, in its entirety
- Part 5 – California Plumbing Code, in its entirety
- Part 6 – California Energy Code, in its entirety
- Part 8 – California Historical Building Code
- Part 10 - California Existing Building Code
- Part 11 – California Green Building Standards Code
- Part 12 – California Reference Standards Code

B. The most recent version of the Los Angeles County Fire Code, as set forth in Gardena Municipal Code section 8.08.020, shall be part of the Building Regulations of the City. In cases of conflict between any provision between the Los Angeles County Fire Code and the other provisions of the Building Regulations of the City of Gardena, the most restrictive provision shall prevail.

15.04.020 Fees

The City shall charge fees for all permits, plan checks, inspections and other services

performed by the City relating to any portion of the Building Regulations of the City or any other provision of Title 15 of the Gardena Municipal Code in an amount set by resolution of the City Council.

15.04.030 Amendment of Part 2, California Building Code

- A. Section 403, first paragraph of section 403.1, and no. 2 definition of section 403.1.1 are amended to define high-rise building at 55 feet instead of 75 feet. The revised sections are to read as follows:

SECTION 403

HIGH-RISE BUILDINGS HAVING OCCUPIED FLOORS LOCATED MORE THAN 55 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS AND GROUP I-2 OCCUPANCIES HAVING OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS

403.1 Applicability. New high-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and new Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access shall comply with Sections 403.2 through 403.6.

403.1.1 Definitions.

“High-rise structure” means every building of any type of construction or occupancy having floor used for human occupancy located above 55 feet above the lowest floor level having building access (see Section 403.1.2), except buildings used as hospitals as defined by the Health and Safety Code Section 1250

- B. Section 403.4.7.2 and 403.4.8.1 are modified by moving item 2. Ventilation and automatic fire detection equipment for smokeproof enclosures from section 403.4.7.2 Standby Power Loads and placing it in 403.4.8.1 Emergency Power Loads. The revised sections are to read as follows:

403.4.7.2 Standby power loads. The following are classified as standby power loads:

1. Power and lighting for the fire command center required by Section 403.4.5; and
2. Standby power shall be provided for elevators in accordance with Sections 1007.4, 3003, 3007, and 3008.

403.4.8.1 Emergency power loads. The following are classified as emergency power loads:

1. Exit signs and means of egress illumination required by Chapter 10;
2. Elevator car lighting;

3. Emergency voice/alarm communications systems;
4. Automatic fire detection systems;
5. Fire alarm systems;
6. Electrically powered fire pumps; and
7. Ventilation and automatic fire detection equipment for smokeproof enclosures.

C. Section 903.2 "Where required" is hereby revised to read as follows:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided in the following locations:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.12, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area, as defined in Section 502.1, exceeds 5,000 square feet (465 m²), or more than two stories in height, regardless of fire areas or allowable area.

Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with Section 903.2.8.

2. **Existing buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:

- a. When the addition is 33% or more of the existing building area and the resulting building area, as defined in Section 502.1, exceeds 5000 square feet (465 m²); or
- b. When the addition exceeds 2000 (185.81 m²)square feet and the resulting building area, as defined in Section 502.1, exceeds 5000 square feet (465 m²); or
- c. An additional story is added above the second floor regardless of fire areas or allowable area.

D. Section 903.2.8, "Group R," is hereby revised to read as follows:

903.2.8. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New buildings:** An automatic sprinkler system shall be installed throughout all new buildings.

2. **Existing buildings:** An automatic sprinkler system shall be installed throughout when the building area exceeds 3,600 square feet (334.5 m²) and when one of the following conditions exists:

- a. When an addition is 50% or more of the existing building area, as defined in Section 502.1, within a two year period; or
- b. An addition when the existing building is already provided with automatic sprinklers; or.
- c. When an existing Group R occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

E. Section 905.4 is hereby amended to read as follows [addition of items 7 and 8]:

905.4 Location of Class I standpipe hose connections. Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the fire code official. See Section 909.20.3.2 for additional provisions in smokeproof enclosures.
2. On each side of the wall adjacent to the exit opening of a horizontal exit.

Exception: Where floor areas adjacent to a horizontal exit are reachable from exit stairway hose connections by a nozzle attached to 100 feet (30 480 mm) of hose, as measured along the path of travel, a hose connection shall not be required at the horizontal exit.

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from exit stairway hose connections by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall.
5. Where the roof has a slope less than four units vertical in 12 units horizontal

(33.3-percent slope), each standpipe shall be provided with a hose connection located either on the roof or at the highest landing of a stairway with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

6. Where the most remote portion of a nonsprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations. The distance from a hose connection shall be measured along the path of travel.
7. The centerline of the 2.5 inches (64 mm) outlet shall be no less than 18 inches (457 mm) above and no more than 24 inches (610 mm) above the finished floor.
8. Every new building with any horizontal dimensions greater than 300 feet (91 440 mm) shall be provided with either access doors or a 2.5 inch (64 mm) outlets so that all portions of the building can be reached with 150 feet (45 720 mm) of hose from an access door or hose outlet. Required access doors shall be located in the exterior of the building and shall be accessible without the use of a ladder. The door dimensions shall be not less than 3 feet (914 mm) in width, and not less than 6 feet 8 inches (2032 mm) in height. These doors are for fire department access only.

F. Section 907.2.13 is hereby revised as follows:

907.2.13 High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet above the lowest level fire department vehicle access. High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet above the lowest level fire department vehicle access shall be provided with an automatic smoke detection in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412.
2. Open parking garages in accordance with Section 406.3.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1.
4. Low-hazard special occupancies in accordance with Section 503.1.1.

5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and general occupant notification shall be broadcast by the emergency voice/alarm communication system.

G. Section 907.5.2.2 is revised to read as follows [addition of items 5 and 6]:

907.5.2.2 Emergency voice/alarm communication system. Emergency voice/alarm communication system required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler waterflow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, and Group I-2 occupancies having floors located more than 75 feet above the lowest level fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Elevator groups.
2. Exit stairways.
3. Each floor.
4. Areas of refuge as defined in Section 1002.1.
5. Dwelling Units in apartment houses.
6. Hotel guest rooms or suites.

Exception: In Group I-1 and R-2.1 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

H. Section 907.6.3.2 is hereby revised as follows:

907.6.3.2 High-rise buildings. High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet above the lowest level fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler waterflow devices.
3. Manual fire alarm boxes
4. Other approved types of automatic detection devices or suppression systems.

I. Section 910.3.2.2 is hereby amended as follows:

910.3.2.2 Sprinkler buildings. Where installed in buildings provided with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically by actuation of a heat-responsive device rated at least 100° F above the operating temperature of the sprinkler, unless otherwise approved.

- J. Table 1505.1 is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

TABLE 1505.1^a
MINIMUM ROOF COVERING CLASSIFICATIONS
TYPES OF CONSTRUCTION

| | | | | | | | | |
|----|----|-----|-----|------|------|----|----|----|
| IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
| B | B | B | B | B | B | B | B | B |

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

a. Unless otherwise required in accordance with Chapter 7A.

- K. Section 1505.1.3 is amended, by the deletion of the entire section and the addition of a new section thereto, to read as follows:

1505.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

- L. Section 1505.5 is amended by the deletion of the entire section.
- M. Section 1505.7 is amended by the deletion of the entire section.
- N. Section 3109.4.4 is amended to clarify that pool barriers which are already in the Code are scoped so as to apply on all private swimming pools and is to read as follows:

1. Amend 3109.4.4.1 by adding the following definition:

PRIVATE POOL, is any constructed pool, permanent or portable, and over 18 inches deep which is intended for non-commercial use as a swimming pool by not more than three owner families and their guests.

2. Section 3109.4.4.2 is modified by deleting the first paragraph in its entirety and a new paragraph is substituted to read as follows:

3109.4.4.2 Construction permit; safety features required. Commencing January 1, 1998, except as provided in Section 3109.4.4.5, whenever a construction permit is issued for construction of a new private pool at a residence, it shall have an enclosure complying with 3109.4.4.3 and, it shall be equipped with at least one of the following safety features:

15.04.050 Amendment of Part 2.5, California Residential Code

A. Table R301.2(1) is revised to read as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

| GROUND SNOW LOAD | WIND DESIGN | | SEISMIC DESIGN CATEGORY ^f | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP ^e | ICE BARRIER UNDERLAYMENT REQUIRED ^h | FLOOD HAZARDS ^g | AIR FREEZING INDEX ⁱ | MEAN ANNUAL TEMP ^j |
|------------------------|-----------------------------|-------------------------------------|--|-------------------------|-------------------------------------|----------------------|---------------------------------------|--|-------------------------------|---------------------------------------|-------------------------------------|
| | Speed ^d (mph) | Topographic effects ^k | | Weathering ^a | Frost line Depth ^b | Termite ^c | | | | | |
| Zero | 85 | No | D ₂ or E | Negligible | 12-24" | Very Heavy | 43 | No | See Exhibit B | 0 | 60 |

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.

- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

- B. **Section R 313.1** is modified by deleting it in its entirety and replacing it with the following:

R313.1 Townhouse automatic fire sprinklers systems. An automatic residential fire sprinkler system installed in Townhouses as follows:

New buildings: An automatic sprinkler system shall be installed throughout all new buildings.

Existing buildings: An automatic sprinkler system shall be installed throughout when the building area exceeds 3,600 square feet (334.5 m²) and when one of the following conditions exists:

1. When an addition is 50% or more of the existing building area, as defined in Section 502.1, within a two year period; or
2. An addition when the existing building is already provided with automatic sprinklers; or
3. When an existing Group R occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Section R 313.2 is modified by deleting it in its entirety and replacing it with the following:

R313.2 One- and two-family dwellings automatic fire sprinklers systems. An automatic residential fire sprinkler system installed in Townhouses as follows:

New buildings: An automatic sprinkler system shall be installed throughout all new buildings.

Existing buildings: An automatic sprinkler system shall be installed throughout when the building area exceeds 3,600 square feet (334.5 m²) and when one of the following conditions exists:

1. When an addition is 50% or more of the existing building area, as defined in Section 502.1, within a two year period; or
2. An addition when the existing building is already provided with automatic sprinklers; or

3. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

- C. Section R403.1.3 is modified by deleting the exception for masonry stem walls:

In Seismic Design Categories D₀, D₁ and D₂ masonry stem walls without solid grout and vertical reinforcing are not permitted.

~~Exception: In detached one and two family dwellings which are three stories or less in height and constructed with stud bearing walls, plain concrete footings without longitudinal reinforcement supporting walls and isolated plain concrete footings supporting columns or pedestals are permitted.~~

- D. Section R405.1 is modified to read as follows:

.....at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.

~~Exception: A drainage system is not required with the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group 1 Soils, as detailed in Table R405.1.~~

- E. Section R902.1 is amended by revising it to allow only class A or B roofs as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Classes A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

- F. Section R902.1.3 is amended by revising it to require a minimum Class B roof as follows:

R902.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new

structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

- G. Section R902.2, first paragraph is amended by revising it to allow only Class A or B treated wood roofs as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

- H. The definition of "Swimming Pool" in Section AG 102 is amended to read as follows:

SWIMMING POOL. Any structure intended for swimming or recreation bathing that contains water over 18 inches deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

- I. Section 105.2 is hereby amended by revising section 1 and adding a section 11 to read as follows:

1. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (52 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on the top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

11. If such lot or premises upon which such pool is located is vacant or unoccupied, all gates or doors opening into the area where such pool is located shall be kept securely locked at all times during such vacancy or unoccupancy, whether such pool is empty or filled.

15.04.060 Amendment of Part 3, California Electrical Code

- A. Section 310.2(B) is hereby amended by the addition of a second paragraph to read as follows:

Copper wire shall be used for wiring No. 6 and smaller in all installations. Consideration for use of aluminum wiring can be made by the Chief Building Official for feeder lines only on an individual basis where adequate safety

measures can be ensured.

- B. Article 310 is amended by addition of a new Article 310.16 to read as follows:

310-16 Continuous inspection of aluminum wiring.

Aluminum conductors of No. 6 or smaller used for branch circuits shall require continuous inspection by an independent testing agency approved by the Chief Building Official for proper torquing of connections at their termination point.

15.04.070 Amendment of Part 5, California Plumbing Code

- A. Section 604, Materials for water piping, is amended by adding Section 604.1.2 to read as follows:

604.1.2 All metallic pipe, fittings and parts of fixtures buried in the ground shall be protected by at least 40 mils plastic sleeve or equivalent wrapping. Ferrous piping shall not be permitted under floor slab within a building.

- B. Section 1209.5, Materials for gas piping, is amended by adding Section 1209.5.1.4 to read as follows:

1209.5.1.4 Approved Polyethylene or other pipe material approved for underground installation shall be used in exterior buried piping systems.

15.04.080 Amendment of Part 11, California Green Building Standards Code

- A. Section 202 is amended to read as follows:

Sustainability. Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

- B. Section 4.301.1 is amended to read as follows:

Irrigation controllers. Automatic irrigation system controllers for landscaping provided and installed at the time of final inspection and shall comply with the following:

1. Controllers shall be weather- or soil moisture-based irrigation controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

SECTION 4. Chapter 15.08 is hereby added to the Gardena Municipal Code to read as follows:

**Chapter 15.08
ADOPTION OF HOUSING LAW REGULATIONS**

15.08.010 Adoption of Housing Law Regulations

The State Housing Law Regulations found in the California Code of Regulations at Title 25, Division 1, Chapter 1, Subchapter 1, are hereby adopted by reference and shall apply as the Housing Law of the City of Gardena.

SECTION 5. Existing Chapter 15.20 of the Gardena Municipal Code is hereby repealed and a new Chapter 15.20 is hereby added to read as follows:

**Chapter 15.20
UNIFORM HOUSING CODE**

15.20.010 Adoption of Uniform Housing Code

Chapters 4, 5, and 6 and Section 701.2 and 701.3 of the 1997 Uniform Housing Code are hereby adopted by reference and shall apply as the Uniform Housing Code for the City of Gardena.

SECTION 6. Existing Chapter 15.24 of the Gardena Municipal Code is hereby repealed and a new Chapter 15.24 is hereby added to read as follows:

**Chapter 15.24
ABATEMENT OF DANGEROUS BUILDINGS**

15.24.010 Uniform Code for the Abatement of Dangerous Buildings Adopted.

Subject to the particular additions, deletions, and amendments set forth in this chapter, the rules, regulations, provisions and conditions set forth in the “Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition,” are established and adopted as the rules, regulations, provisions and conditions which endanger the life, limb, health, morals, property, safety, or welfare of the general public or their occupants, and said code and the same shall be designated, known and referred to as the Dangerous Buildings Code of and for the city.

- A. Deletions – Chapters 5 and 6 of the Dangerous Building Code are hereby deleted.
- B. Amendment – It is hereby recognized that the 1997 Dangerous Building Code makes references to sections of the Building Code which may have since been renumbered or otherwise revised. The Building Official shall

use his best judgment in determining which sections of the Building Standards Code have replaced the referenced sections and the Dangerous Building Code shall be deemed to be amended to refer to such sections in lieu of the stated sections.

15.24.020 Penalty

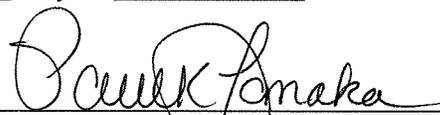
Each and every violation of any provision of the Dangerous Buildings Code shall constitute a misdemeanor and shall be punishable as provided for in Section 1.16.010A of the Gardena Municipal Code. Each day for which a violation occurs shall constitute a separate offense.

SECTION 7. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 8. City Clerk Direction. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause a summary of the ordinance to be published as required by law.

SECTION 9. Effective Date. This ordinance shall not become effective or be in force until thirty days from and after the date of its adoption.

Passed, approved, and adopted this 14th day of December 2010.



PAUL K. TANAKA, Mayor

ATTEST:



MARIA E. MARQUEZ-BROOKES
City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney

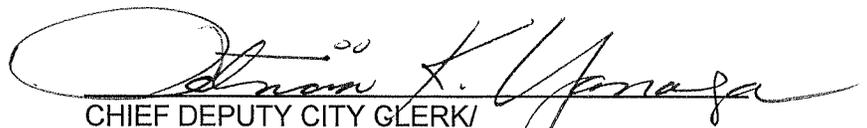
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF GARDENA)

I, **PATRICIA K. YANAGA**, Chief Deputy City Clerk/Records Management Officer of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance being Ordinance No. **1720** was duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a meeting of said City Council held on the **14th** day of **December, 2010**, and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS JOHNSON, IKEJIRI, CERDA, AND MEDINA, AND
 MAYOR TANAKA

NOES: NONE

ABSENT: NONE


CHIEF DEPUTY CITY CLERK/
RECORDS MANAGEMENT OFFICER,
CITY OF GARDENA

(SEAL)

ORDINANCE NO. 1724

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA,
CALIFORNIA, ADOPTING THE MOST RECENT VERSION OF
THE LOS ANGELES COUNTY FIRE CODE AS SET FORTH
IN TITLE 32 OF THE LOS ANGELES COUNTY CODE
BY REFERENCE**

WHEREAS, California Health & Safety Code Section 18901 et seq. provides that the Building Standards Commission shall adopt a California Building Standards Code ("CBSC") based on specified uniform codes with input from various State Departments including a fire code; and

WHEREAS, Part 9 of the California Building Standards Code is the California Fire Code and the provisions of this Code automatically go into effect on January 1, 2011; and

WHEREAS, Section 8.08.010 of the Gardena Municipal Code, which was approved by voter initiative, requires the City to adopt the most recent version of the Los Angeles County Fire Code by reference; and

WHEREAS, on November 30, 2010, the Los Angeles County Board of Supervisors adopted Ordinance No. 2010-0060 which amended the Los Angeles County's Fire Code and adopted by reference the 2010 Edition of the California Fire Code with changes and amendments and the 2009 Edition of the International Fire Code which has been incorporated, with certain changes and amendments, into the 2010 Edition of the California Fire Code; and

WHEREAS, the City Council of Gardena is now required to adopt the same amendments to the 2010 California Fire Code; and

WHEREAS, pursuant to Government Code Section 50022.2, the City may adopt a code by reference; and

WHEREAS, County Ordinance No. 2010-0060 includes a statement of reasons based on climatic, geological, and topographical conditions for amendments to the 2010 California Fire Code, and

WHEREAS, the City Council of Gardena adopted the same justifications as the County for the amendments to the 2010 California Fire Code through the adoption of Resolution No. 5177; and

WHEREAS, the City Council of Gardena introduced this Ordinance on December 14, 2010, and held a duly noticed public hearing on January 11, 2011;

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

SECTION 1. Section 8.08.020 of the Gardena Municipal Code is hereby amended to read as follows:

Section 8.08.020. Los Angeles County Fire Code Version.

Pursuant to Section 8.08.010, which requires the city to adopt the latest version of the Los Angeles County Fire Code by reference, the version of the Los Angeles County Fire Code for the city shall be the version of Title 32 of the Los Angeles County Code as set

ORDINANCE NO. 1724

forth in Ordinance No. 2010-0060, adopted by the Los Angeles County Board of Supervisors on November 30, 2010.

SECTION 2. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 3. City Clerk Direction. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause a summary of the ordinance to be published as required by law.

SECTION 4. A full copy of the code which is adopted by reference herein shall be kept either in the City Clerk's Office or in the office of the chief enforcement officer for the fire code during all such times as this ordinance is in effect.

SECTION 5. Effective Date. This ordinance shall not become effective or be in force until thirty days from and after the date of its adoption. This Ordinance shall supersede Urgency Ordinance No. 1723 upon its effective date.

Passed, approved, and adopted this 11th day of January, 2011.



PAUL K. TANAKA, Mayor

ATTEST:



MARIA E. MARQUEZ-BROOKES
City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN
City Attorney

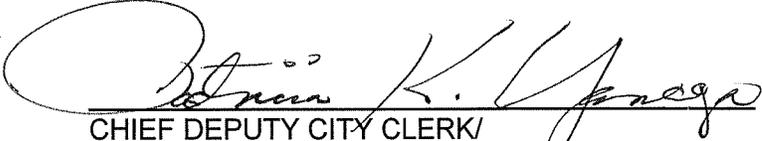
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF GARDENA)

I, **PATRICIA K. YANAGA**, Chief Deputy City Clerk/Records Management Officer of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance being Ordinance No. **1724** was duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor Pro Tem of said City, and attested by the Chief Deputy City Clerk, all at a meeting of said City Council held on the **11th** day of **January, 2011**, and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS IKEJIRI, MEDINA, AND JOHNSON, AND MAYOR PRO
 TEM CERDA

NOES: NONE

ABSENT: MAYOR TANAKA



CHIEF DEPUTY CITY CLERK/
RECORDS MANAGEMENT OFFICER,
CITY OF GARDENA

(SEAL)