

## CALIFORNIA BUILDING STANDARDS COMMISSION

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



December 20, 2010

Scott R. Fazekas, AIA, CBO, LEED AP, CASp  
Building Official  
City of La Habra Heights  
1245 North Hacienda Road  
La Habra Heights, California 90631

Scott R. Fazekas,

This is to acknowledge receipt of the City of La Habra Heights submittal pertaining to Ordinance No. 2010-04 with findings on December 03, 2010. As the law states, no local modification or change to the California Building Standards Code (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).

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.)

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

Sincerely,

  
Jane G. Taylor  
Senior Architect

cc: Chron  
Local Filings



## CITY OF LA HABRA HEIGHTS

1245 N. Hacienda Road  
La Habra Heights, CA 90631  
(562) 694-6302  
www.lhcity.org

November 30, 2010

California Building Standards Commission  
2525 Natomas Park Dr., Suite 130  
Sacramento, California 95833-2936

RE: City of La Habra Heights, Building Adoption Ordinance

Mr. Dave Walls:

The City of La Habra Heights has adopted the current Building, Residential, Green Building Standards, Plumbing, Mechanical, and Electrical Codes of the State of California.

The City of La Habra Heights has recommended changes and modifications to the Codes and have advised that certain said changes and modifications to the 2010 Editions of the California Building and Residential Codes are reasonably necessary due to local conditions in the City of La Habra Heights and have 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 Code or are reasonably necessary to safeguard life and property within the City of La Habra Heights.

The enclosed City Ordinance is for your files.

If additional information is desired please telephone this office at (949)475-2901.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott R. Fazekas".

Scott R. Fazekas, AIA, CBO, LEED AP, CASp  
Building Official

Attachment: Ordinance 2010-04

2010 DEC -3 A 11:01  
CALIFORNIA BUILDING STANDARDS COMMISSION

**ORDINANCE NO. 2010-04**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA HEIGHTS CALIFORNIA, ADOPTING THE 2010 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODES AND MAKING NECESSARY AMENDMENTS THERETO**

THE CITY COUNCIL OF THE CITY OF LA HABRA HEIGHTS DOES HEREBY ORDAIN AS FOLLOWS:

**Section 1. Findings.**

- A. California law requires that in January 2011, all portions of the 2010 Building Standards Code will be effective within the City.
- B. Pursuant to Sections 17922, 17958, 17958.5 and 17958.7 of the California Health and Safety Code, the City may amend the provisions of the Building Standards Code which are reasonably necessary to protect the health, welfare and safety of citizens of La Habra Heights because of "local climatic, geological, or topographical conditions."
- C. The City of La Habra Heights is located in a hillside area in the southeastern portion of Los Angeles County that is more prone to high winds, earthquakes, and fire, more difficult for firefighters to access than many other areas in California and abuts a significant wildlife and native habitat preserve. The City of La Habra Heights also lacks certain public infrastructure, such as curbs, gutters, storm drains and sewers, in most neighborhoods.
- D. The Building Official has recommended modifying California Building Standards Code due to local conditions in the City of La Habra Heights.
- E. The findings within Exhibit A are incorporated by reference. Such findings are in accordance with California Health and Safety Code Section 18941.5.
- F. In accordance with Section 15061(b)(3) of the California Code of Regulations, the adoption of local amendments to the California Building Standards Code, and amending the La Habra Heights Municipal Code are exempt from the provisions of the California Environmental Quality Act.

**Section 2. Adoption of Codes.** The following amendments to the text of Article 5 of the Municipal Code shall apply:

- A. The new title of Article 5 shall be: "Building, Residential, Electrical, Plumbing and Mechanical Code".
- B. The first sentence of section 5.1.10 shall be revised to provide: "The purpose of this Article is to establish building, residential, electrical, plumbing, and mechanical code requirements, procedures and regulations for new construction."
- C. The final sentence in Section 5.1.20 shall be revised to provide, "The Building Official is responsible for adherence of all development to the Building,

Residential, Mechanical, Electrical and Plumbing Codes established by this Article.”

- D. Section 5.2.20, of the Municipal Code, entitled “Application of California Codes”, is hereby revised to read as follows:

**“5.2.20 Adoption and Application of Codes**

A. All portions of the California Building Standards Code apply in La Habra Heights, except as provided in this Municipal Code. The Building Standards Code includes:

1. The 2010 California Administrative Code (Part 1);
2. The California Building Code (Part 2, which is based on the 2009 International Building Code);
3. 2010 California Residential Code (Part 2.5, based on the 2009 International Residential Code);
4. 2010 California Electrical Code (Part 3, based on the 2008 National Electrical Code);
5. 2010 California Mechanical Code (Part 4, based on the 2009 Uniform Mechanical Code);
6. 2010 California Plumbing Code, (Part 5, based upon the 2009 Uniform Plumbing Code);
7. 2010 California Energy Code, (Part 6, identical to the 2007 California Energy Code, and based on the 2008 Energy Efficiency Standards);
8. 2010 California Historical Building Code (Part 8);
9. 2010 California Fire Code, (Part 9, based on the 2009 International Fire Code);
10. 2010 California Existing Building Code (Part 10, based on the 2009 International Existing Building Code);
11. 2010 California Green Building Standards (Part 11, known as the “CALGreen” Code);
12. 2010 California Referenced Standards Code (Part 12).

B. Copies of Codes Available. In accordance with, Health & Safety Code § 18942(d), one copy of an up to date version of said codes will remain on file with the City Clerk.

C. Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, or to substantiate claims for alternate materials or methods of construction, the Building Official may require tests to be made by an approved agency at the expense of the owner or the owner’s agent. Test methods shall be as specified by this Code. If there is no appropriate test method specified in this Code, the Building Official shall determine and specify the test procedure.

D. Electrical Utility Release. When deemed appropriate by the Building Official, electric utilities may be released. Release of electric utility may be done prior to the building final for testing and inspection purposes. The Building Official shall retain the right to revoke the release of electric utility for just cause, and may have the utility disconnected at the earliest availability of the utility purveyor. Attempting to occupy prior to issuance of a Certificate of Completed Construction, whether temporary or final, may result in disconnection of the utilities. It is unlawful to energize any electrical wiring coming under the provisions of this Code, until such wiring has been inspected and approved. However, permission may be given to furnish temporary electric current for a length of time not exceeding thirty (30)

days, or other reasonable period, if the Building Official determines that such electrical wiring may be used safely for such purpose, and that there exists a necessity for such use.

E. **Authority to Disconnect Electric Utility.** The Building Official may disconnect or order discontinuance of electric utility when used without a required permit or found to be a hazard. The Building Official shall have the power to disconnect or to order the discontinuance of electric utility service as a means of preventing, restraining, correcting or abating any violation of this Code. The electrical service shall remain disconnected or discontinued until the Building Official authorizes service resumption.

F. **Right of Entry.** Whenever it is necessary to make an inspection in connection with the application for a permit or other approval, or whenever there is reasonable cause to believe that there exists any condition which is hazardous, unsafe or dangerous, the Building Official is authorized to enter and inspect. If the premises are occupied, the Building Official shall request entry explaining the reasons therefore and if such premises are unoccupied, shall first make a reasonable effort to locate the person having control of the premises and request entry. If the person having control of the premises cannot be found or if entry is refused, the Building Official shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises.

If the Building Official has reasonable cause to believe that conditions are so hazardous as to require immediate inspection to safeguard the public health or safety, the Building Official shall have the right to immediately enter and inspect such premises. If the premises are occupied, the Building Official shall first present credentials to the occupant and demand entry, explaining the reasons therefore and the purpose of the inspection.

No person shall fail or refuse, after proper demand, to promptly permit the Building Official to make any inspection provided for by this Code. Any person violating this section shall be guilty of a misdemeanor.

G. **Stop Work Orders.** Whenever any work is performed contrary to the provisions of this Code, the Building Official may order the work stopped. Any persons so ordered shall immediately stop work until authorized to resume.

H. **Use Violations.** Whenever any equipment or appliance is determined to be dangerous the Building Official may make an investigation and order such use discontinued. The use shall immediately be discontinued until authorized to resume.

**Section 3. *No Effect on Grading.*** The adoption of this ordinance has no effect on the continuing applicability of Chapter 7.17.20, "Applicability of This Chapter", relating to grading.

**Section 4. *Amendments to Building Standards Code.*** Chapter 5.4 to be entitled, "Amendments to the 2010 Building, Residential, and Electrical Codes" is hereby added to the Municipal Code to provide as follows:

**"5.4.10 Amendments to the 2010 California Building Code.**

The following amendments to the California Building Code shall apply in the City:

A. Administration. Division II of Chapter 1, entitled "Administration", is applicable in the City.

B. Correction. The exception within Section 101.2 is revised to provide:

"Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the California Residential Code."

C. Section 101.4 is deleted in its entirety (including sections 101.4.1, 101.4.2, 101.4.3, 101.4.4, 101.4.5 and 101.4.6), and replaced with the following:

"101.4. Referenced Codes. The uniform codes listed in La Habra Heights Municipal Code Section 5.2.20 (which include, among other things, requirements to comply with the Grading Code and the National Pollution Discharge Elimination System (NPDES)) shall be considered part of the requirements of this code to the extent of each such reference.

D. Section 105.2 is revised by amending exception 9, and adding 14 as follows:

9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457.2 mm) deep, do not exceed 5,000 gallons (18,927.059L) and are installed entirely above ground.

14. Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

E. Section 109.2 is revised to provide as follows:

"On buildings, structures, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the fees established by the City of La Habra Heights when it adopted Ordinance 2008-02 to thereby adopt by reference the amendments to the Building Standards Code made by the County of Los Angeles pursuant to Los Angeles County Ordinance number 2007-0108."

F. Board of Appeals. Section 113.3 is amended to provide as follows:

Board of Appeals when used in the Building Standards Codes shall mean the City Council. The Board of Appeals is hereby established for each of the Building Standards Codes. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the Appeals Board.

G. Wildland Urban Interface. Section 701A.1 of the Building Code is amended to provide as follows:

"701A.1 Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area as defined in Section 702A. All areas in the City of La Habra Heights are established as falling within the Wildland Urban Interface Fire Area."

- H. Class A Roofing and Skylights Protection Required. Section 1505.1 is amended as follows:

1505.1 General. Roof assemblies shall be divided into the classes defined below. Class A roof assemblies shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898. The minimum roof coverings installed on buildings shall comply with Table 1505.1 based on the type of construction of the building.

Exception: Skylights and sloped glazing that comply with Chapter 24 or Section 2610 and 708A.2.1 shall not be subject to the requirements listed in this Section 1505.1.

- I. Table 1505.1 is revised to provide:\_\_\_

**TABLE 1505.1<sup>a</sup>**  
**MINIMUM ROOF COVERING CLASSIFICATIONS**  
**TYPES OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

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

- I. Section 1505.1.3 is revised to provide:

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 Class A.

- J. Non-classified roofing exception. Section 1505.5 is deleted.

- K. Special purpose roofs. Section 1505.7 is deleted.

- L. Pool Barriers Rules Apply to Private Pools.

1. The following definition is added to section 3109.4.4.1:

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

2. The first paragraph of section 3109.4.4.2 is revised to provide:

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:

**5.4.20 Amendments to the 2010 California Residential Code.**

The following amendments to the California Residential Code shall apply in the City:

- A. Item #7 of Section 105.2 is revised to provide:  
 "7. Swimming pools that are less than 18 inches deep."
- B. Table R301.2(1) is revised to provide:

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

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>a</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>b</sup>	FLOOD HAZARDS <sup>c</sup>	AIR FREEZING INDEX <sup>d</sup>	MEAN ANNUAL TEMP <sup>e</sup>
	Speed (mph)	Topographic effects <sup>f</sup>		Weathering <sup>g</sup>	Frost line Depth <sup>h</sup>	Termite <sup>i</sup>					
Zero	85	No	E	Negligible	12-24"	Very Heavy	43	No	No	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 City 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 City 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. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The City shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. There are no Flood Hazard Zones in La Habra Heights.
- 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 City shall fill in this part of the table with "NO."
- i. The City 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](http://www.ncdc.noaa.gov/fpsf.html).

- j. The City 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](http://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 City shall fill in this part of the table with "YES." Otherwise, the City shall indicate "NO" in this part of the table.

C. Masonry Stem Walls. Section R403.1.3 is modified as follows:

In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> masonry stem walls without solid grout and vertical reinforcing are not permitted.

D. Drainage Systems. Section R405.1 is modified 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.

E. Class A Roofs. Section R902.1 is amended as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. At minimum, Class A roofing shall be installed in areas designated by this section. Class A 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. Class A Roofs. Section R902.1.3 is amended 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 Class A.

- G. Wood Roofs Require Class A Treatment. The first paragraph of Section R902.2 is amended to provide:

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 roofs.

**5.4.30. Amendments to the 2010 California Electrical Code.**

The following amendments to the California Electrical Code shall apply in the City:

- A. The following second paragraph is added to Article 310.2(B) to provide as follows:

In general, for all installations, if wiring is to be size 6 or smaller, the wiring must be copper. Consideration for use of aluminum wire can be made by the Building Official for feeder lines only on an individual basis where adequate safety measures can be ensured.

- B. A new Article 310.16, to be entitled "Continuous inspection of aluminum wiring" is added to provide:

Aluminum conductors of size 6 or smaller may be used for branch circuits only if approved after continuous inspection by an independent testing agency approved by the Building Official for proper torquing of connections at their termination point.

**Section 5. Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held out to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of La Habra Heights hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutionally.

**Section 6. Continuity.** To the extent the provisions of this Ordinance are substantially the same as previous provisions of the La Habra Heights Municipal Code, these provisions shall be construed as continuations of those provisions and not as amendments of the earlier provisions.

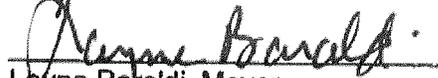
**Section 7. Intent to Comply with Laws.** The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

published or posted in accordance with California Government Code Section 36933, shall certify to the adoption of this Ordinance and his/her certification, together with proof of the publication, to be entered in the book of Ordinances of the City Council.

**Section 9. Filing with Building Standards Commission.** The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

**Section 10. Effective Date.** This Ordinance shall take effect on the latter to occur of thirty days after its adoption pursuant to California Government Code Section 36937 or January 1, 2011.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of La Habra Heights, held on the 9th th day of November, 2010.

  
Layne Baroldi, Mayor

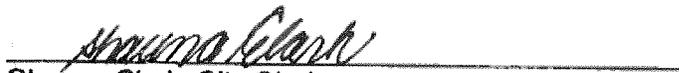
  
Shauna Clark, City Clerk

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS  
CITY OF LA HABRA HEIGHTS)

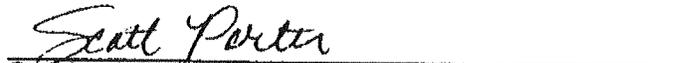
CERTIFICATION FOR ORDINANCE NO. 10- 04.

I, Shauna Clark, City Clerk of the City of La Habra Heights, California, do hereby certify that the above and foregoing Ordinance No. 10- 04 was duly and regularly introduced, passed and adopted at a regular meeting of the City Council held on the 9 th day of November, 2010 by the following vote:

AYES: Baroldi, Bergman, Carroll, Vipperman, and Westerhoff  
NOES: None  
ABSENT: None  
ABSTAINED: None

  
Shauna Clark, City Clerk

APPROVED AS TO FORM:

  
Sandra J. Levin, City Attorney

## EXHIBIT A

### **FACTUAL FINDINGS ESTABLISHING THE REASONBLE NEED FOR LOCAL AMENDMENTS TO PORTIONS OF THE BUILDING STANDARDS CODE BASED UPON CLIMATIC, GEOLOGICAL AND/OR TOPOGRAPHICAL CONDITIONS**

Section 1 of this Exhibit sets forth various findings that apply in La Habra Heights, explaining the various local climatic, geological and/or topographical conditions that necessitate the various changes.

Section 2 of this Exhibit explains which findings apply to which amendments.

#### **Section 1. General Findings**

The following findings apply in the City of La Habra Heights, and explain why the changes to the Building Standards Code are necessary because of climatic, geological and/or topographical conditions in the city.

##### **A. Climatic Conditions**

1. Hot, dry Santa Ana winds are common to all areas within the City of La Habra Heights. 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 available and provide immediate protection for life and safety of multiple occupants during fire occurrences.
2. The City of La Habra Heights is 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.

##### **B. Geologic Conditions**

1. The City of La Habra Heights is located in a highly active seismic area. There are earthquake faults that run along both the northeastern and southwestern boundaries of Orange County. The Newport-Inglewood Fault Zone (NIFZ) which runs through Orange County 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. 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, "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."

2. Traffic and circulation due to narrow, twisting and steeply graded roads and accessways presently existing in the City of La Habra Heights often places 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 highway system will occur. This condition makes the need for additional on-site protection for property occupants necessary.

3. The City of La Habra Heights 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.

**C. Topographical Conditions**

1. The City of La Habra Heights is in a mountainous area with a high percentage of homes on hillsides with heavily landscaped surroundings. Access for fire or rescue response and staging for firefighting are made difficult due to the terrain.

**Section 2 – Which Findings Apply to Which Amendments**

Amendments to the 2010 Edition of the California Codes are found reasonably necessary based on the climatic and/or geologic conditions cited in Section 1 of this resolution and are listed as follows:

<u>Code Section</u>	<u>Findings in Section</u>
California Building Code	
701A.1, 1505.1, Table 1505.1, 1505.1.3, 1505.5, 1505.7 3109.4.4.1, 3109.4.4.2	A-1, A-2, B-2, B- B-2, C-1

California Residential Code

R902.1, R902.1.3, 902.2

A-1, A-2, B-2, B-3

R403.1.3, R405.1

B-1

California Electrical Code

310, 316

A-1, A-2, C-1

The following changes were made for administrative or procedural reasons, or relate to subjects not covered in the Building Standards Codes, and are intended to be compatible with the other provisions of the City's codes.

California Building Code Building Code Sections: 101.2, 101.4, 105.2, 109.2, 113.3.