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

March 16, 2011

Mr. Craig P. Earl, Principal Plan Check Engineer
Local Ordinances
City of Lancaster
44933 Fern Avenue
Lancaster, California 93534

Dear Mr. Craig P. Earl:

This letter is to acknowledge receipt on January 24, 2011 of the City of Lancaster submittal pertaining to Ordinance No. 958 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,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

lancaster ca
it's positively clear

R. Rex Parris Mayor
Ronald D. Smith Vice Mayor
Sherry Marquez Council Member
Ken Mann Council Member
Marvin E. Crist Council Member
Mark V. Bozigian City Manager

January 20, 2011

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

David Walls
Executive Director
California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936

Dear Mr. Walls:

Pursuant to California Health and Safety Code Section 17958.7, the City of Lancaster is hereby submitting Resolution No. 10-76 and Ordinance No. 958 which cite the express findings and changes made by the Lancaster City Council in modifying California Code of Regulations, Title 24.

Should you have any questions, please contact me at (661) 723-5892.

Sincerely,

Craig P. Earl
Principal Plan Check Engineer

CPE/sh

Encl.

2011 JAN 24 P 2:08
CALIFORNIA BUILDING STANDARDS COMMISSION

44933 Fern Avenue • Lancaster, CA 93534 • 661.723.6000
www.cityoflancasterca.org

RESOLUTION NO. 10-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, PRESENTING FINDINGS FOR MODIFYING THE 2010 CALIFORNIA BUILDING, RESIDENTIAL, AND ELECTRICAL CODES WHICH ARE REASONABLY NECESSARY DUE TO LOCAL CLIMATIC, GEOLOGICAL, OR TOPOGRAPHICAL CONDITIONS.

WHEREAS, the State of California Building Standards Commission is mandated by Sections 18928 and 18929 of the Health and Safety Code to adopt, by reference, the most recent edition of the International Building Code of the International Conference Council; the International Residential Code of the International Conference Council; and the National Electrical Code of the National Fire Protection Association, hereafter collectively referred to as "Codes"; and

WHEREAS, permission is granted to Cities or Counties to make changes or modifications in requirements contained in the provisions published in the California Building Standards Code pursuant to Sections 17958 and 17958.5 of the Health and Safety Code; and

WHEREAS, Health and Safety Code Section 17958.7 provides that, before making any modifications or changes to the California Building Standards Code, the governing body of the City or County shall make an express finding that such changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City Engineering Division of the City of Lancaster has recommended that changes and modifications to the Codes be made, such changes and modifications being necessary due to local conditions, and further recommend other changes and modifications which are of an administrative, definitional, and/or procedural nature and not deemed to be Building Standards.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. Sections 15.08.020 and 15.08.30 of the Lancaster Municipal Code change, add and/or modify Sections 903.2, 1505.6, 1505.7, 1507.8, 1507.9, 3422 and Tables 1507.8.5, 1507.8, 1507.8.7, 1507.9.6 and 1507.9.7, of the 2010 California Building Code, Title 24, Part 2 of the California Code of Regulations. Section 15.09.020 of the Lancaster Municipal Code change, add and/or modify Sections R905.7, R905.8 and Tables R905. 7.4, R905.7.5, R905.8.5 and R905.8.6, of the 2010 California Residential Code, Title 24, Part 2.5 of the California Code of Regulations. Section 15.12.040 of the Lancaster Municipal Code changes, adds and/or modifies Article 690 of the 2010 California Electrical Code, Title 24, Part 3 of the California Code of Regulations. All the above are incorporated by reference as if fully set forth herein and are hereby found to be reasonably necessary due to the following local conditions:

Local Climatic Conditions:
The City of Lancaster is located in the western portion of the southeast desert air basin. The seasonal temperatures vary greatly. Summer is relatively hot with temperatures as high as 117° F with very little precipitation. In winter it is very frigid with temperatures as low as 2° F. Lancaster experiences high winds and a significant portion of the prevailing winds are due to the desert heat low pressure systems and the phenomena known as the "orographic effect" (the air is forced over the mountain range and loses moisture as it rises, when it descends, it also compresses and heats up).

With these conditions, Lancaster is a prime locality to experience snow, flooding, heat wave, drought and devastating fires. Therefore, to further reduce the likelihood of loss of human life, and property damage from a catastrophe which would extremely tax the resources of the City thereby making less resources available for other concurrent incidences, to further preserve the natural environment in sensitive areas of the City, to conserve water for use in irrigation systems, and to provide for adequate ventilation and rest areas, it is therefore reasonably necessary because of the above mentioned climatic conditions to adopt, change, add and/or modify the above mentioned Sections and Chapters of Title 24 of the California Code of Regulations.

PASSED, APPROVED and ADOPTED this 14th day of December, 2010, by the following vote:

AYES: Council Members: Mann, Vice Mayor Smith, Mayor Parris

NOES: Council Members: Crist, Marquez

ABSTAIN: None

ABSENT: None

ATTEST:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

APPROVED:

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, Geri K. Bryan, City Clerk City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 10-76, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this 20th day of January, 2011.

(seal)

Geri K Bryan

ORDINANCE NO. 958

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA AMENDING TITLE 15 OF THE LANCASTER MUNICIPAL CODE BY REPEALING ORDINANCE NUMBER 890, AND ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE AS AMENDED HEREIN; ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA RESIDENTIAL CODE AS AMENDED HEREIN; ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA ELECTRICAL CODE AS AMENDED HEREIN; ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA MECHANICAL CODE; ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA PLUMBING CODE AS AMENDED HEREIN; ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA ENERGY CODE; ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE; ADOPTING BY REFERENCE THE 2011 EDITION OF THE LOS ANGELES COUNTY FIRE CODE; ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE; ADOPTING BY REFERENCE CHAPTER 67, SECURITY, OF THE 2011 EDITION OF THE LOS ANGELES COUNTY BUILDING CODE; AND ADOPTING BY REFERENCE THE 2009 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AS AMENDED HEREIN, AS THE LANCASTER CODES FOR BUILDINGS AND CONSTRUCTION

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 15.04 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.04
ADMINISTRATIVE CODE

15.04.010 California Building Code Chapter 1, Division II Adopted by Reference.

A. That certain Building Code known as the 2010 California Building Code, Chapter 1, Division II, incorporating by adoption the 2009 edition of the International Building Code with necessary California amendments, all published by the International Conference of Building Officials, and as herein amended, is hereby adopted by reference, and such code shall be and become the Lancaster Administrative Code for Buildings and Construction, to serve as the administrative, organizational and enforcement rules and regulations for the technical codes which regulate the site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment.

B. One (1) copy of said California Building Code 2010 Edition has been deposited in the Office of the City Clerk of the City of Lancaster, and shall be at all times maintained by said Clerk for use and examination by the public.

15.04.020 Definitions.
Section 101.4.7 of the California Building Code, Chapter 1, Division II, is hereby added to read as follows:

101.4.7 Definitions. Whenever any of the names or terms defined in this section are used in this Code, each such name or term shall be deemed and construed to have the meaning ascribed to be in this section as follows:

"Building Code" shall mean chapter 15.08 of the Lancaster Municipal Code.

"Building Official" shall mean the Building and Safety Official of the City of Lancaster.

"Code Enforcement Agency" or "Local Building Department" shall mean the Building and Safety Division of the Department of Public Works of the City of Lancaster.

"Electrical Code" shall mean Chapter 15.12 of the Lancaster Municipal Code.

"Elevator Code" shall mean the 2010 California Elevator Safety Construction Code.

"Energy Code" shall mean Chapter 15.28 of the Lancaster Municipal Code.

"Fire Code" shall mean Chapter 15.32 of the Lancaster Municipal Code.

"Green Building Standards Code" shall mean Chapter 15.34 of the Lancaster Municipal Code.

"Historical Building Code" shall mean Chapter 15.30 of the Lancaster Municipal Code.

"Jurisdiction" shall mean the City of Lancaster.

"Mechanical Code" shall mean Chapter 15.16 of the Lancaster Municipal Code.

"Plumbing Code" shall mean Chapter 15.20 of the Lancaster Municipal Code.

"Property Maintenance Code" shall mean Chapter 15.24 of the Lancaster Municipal Code.

"Residential Code" shall mean Chapter 15.09 of the Lancaster Municipal Code.

"Technical Codes" shall mean Chapters 15.08, 15.09, 15.10, 15.12, 15.16, 15.20, 15.22, 15.24, 15.28, 15.30, 15.32 and 15.34 of the Lancaster Municipal Code.

15.04.030 Board of Appeals.
Section 113.3 of the California Building Code, Chapter 1, Division II, is amended by deleting the section and substituting the following:

113.3. Board of Appeals Established. In order to determine the suitability of alternate materials and methods of construction, to provide for reasonable interpretations of this article and to conduct hearings pursuant to the technical codes of this article, there is hereby established the City of Lancaster Board of Appeals. The City Council shall sit as the Board of Appeals. The members shall be reimbursed for reasonable expenses as provided by City Council policy.

1. Membership. The Board of Appeals shall consist of members of the City Council. The Building and Safety Official shall be an ex officio member. The City Clerk shall act as Secretary of the Board.

2. Responsibilities and Authority. The Board of Appeals shall function as the "local appeals board" and the "housing appeals board" specified in sections 17920.5 and 17920.6, respectively, of Division 13, Part 1.5 of the California Health and Safety Codes. The authority of the Board shall consist of the ability to consider appeals filed pursuant to Section 15.04.040 of this code and make reasonable interpretations of this code and the technical codes, as well as the suitability of alternate materials, and methods of construction, and to conduct hearings on unsafe, substandard, and dangerous buildings and structures pursuant to Lancaster Housing Code, and Lancaster Dangerous Buildings Code as contained in chapters 15.24 and 15.26 respectively of the Lancaster Municipal Code. All decisions of the Board shall be rendered in writing.

114.4. Physically Disabled Access Appeals Board Established. For the purpose of considering appeals to the standards of Title 24, Part 2 of the California Code of Regulations regarding accommodations for the physically handicapped, there is hereby established the City of Lancaster Physically Disabled Access Appeals Board. The Physically Disabled Access Appeals Board shall be the members of the City Council. The members shall be reimbursed for reasonable expenses as provided by City Council policy.

1. Membership. The Appeals Board for Disabled Access shall consist of members of the City Council. The Building and Safety Official shall be an ex officio member, and the City Clerk shall act as Secretary of the Board.

2. Responsibilities and Authority. The Physically Disabled Access Appeals Board shall serve as the "local appeals board" specified in Section 19957.5 of the California Health and Safety Code in appeals relating to accommodations for the physically disabled. The Board shall adopt reasonable rules and regulations for conducting its investigations and deliberations. The authority of the Board shall consist of the ability to consider appeals filed pursuant to Section 15.04.040 of the Lancaster Municipal Code relating to requirements for physically disabled access and authorize reasonable alternatives to physically disabled access requirements imposed by Title 24 of the California Code of Regulations. All decisions of the Board shall be rendered in writing.

15.04.040 Appeal Procedure.
Decisions of the Building Official pursuant, to this title, may be appealed by any person or firm affected by such adverse decision or by the agent of said person(s) or firm(s) to the City of Lancaster Board of Appeals as provided by this section. Decisions and actions of the Building and Safety Official regarding the enforcement of the requirements of Division 13, Part 5.5 of the California Health and Safety Code may be appealed by any person to the Physically Disabled Access Appeals Board as provided by this section.

A. Timing and Form of Appeal. An appeal shall be written and filed with payment of the appropriate fee(s) with the Secretary of the Board of Appeals, or Physically Disabled Access Appeals Board (as applicable) within thirty (30) days of the decision that is the subject of the appeal. The appellant shall use the form provided by the City Clerk in addition to any other supporting materials the appellant may wish to furnish, setting forth the reasons for the appeal.

B. Hearing and Decision. The Secretary shall set the time and place for a hearing on the appeal by the Board and shall provide the applicant or appellant with notice of the time and place of the hearing by mailing such notice, postage prepaid, to the address provided by the applicant in the letter of appeal, at least ten (10) days before the hearing date. The decision of the Board of Appeals or Physically Disabled Access Appeals Board shall be final.

15.04.050 Permit Exempt.
Section 105.2 of the California Building Code, Appendix Chapter 1, is hereby amended by adding the following:

"14. Minor repairs to roof covering which cumulatively totals 100 square feet or 10% of the roof area of any structure regulated by the technical codes, whichever is the least, in any 12 month period. The exemption of a permit shall not be construed to mean that the repairs shall not comply with Chapter 15 of the Building Code."

15.04.060 Standard Plans.
Section 107 of the California Building Code, Appendix Chapter 1, is hereby amended by adding the following:

107.6 Standard Plans. The Building Official may approve a set of plans for a building or structure as a "standard plan," provided that the applicant has made proper application, submitted complete sets of plans as required by this section, and paid the plan review fees required.

Plans shall reflect laws and ordinances in effect at the time a permit is issued except as provided herein. Nothing in this section shall prohibit modifying the permit set of plans to reflect changes in laws and ordinances, which have become effective since the approval of the standard plan. The standard plan shall become null and void where the work required by such changes exceeds ten percent (10%) of the value of the building or structure. When it is desired to use an approved "standard plan" for an identical structure, the Building Official may require two plot plans and two duplicate plans to be submitted. Such duplicate plans shall be compared and stamped prior to permit issuance. All fees in effect at the time of permit issuance shall be paid prior to permit issuance.

Standard plans shall be valid for a period of one year from the date of approval. The Building Official may extend this period when no changes in codes or ordinances have occurred.

15.04.070 Fees.
Section 109.2 of the California Building Code, Appendix Chapter 1, is hereby amended to read as following:

109.2 Schedule of Permit fees. "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 schedule *as adopted by resolution of the City Council of the City of Lancaster.*"

15.04.070 Use or Occupancy.
Section 111.1 of the California Building Code, Appendix Chapter 1, is hereby amended to read as following:

111.1 Use and Occupancy. No building or structure, *regardless of occupancy classification,* shall be used or occupied, and no change in the existing *business* or occupancy classification of a building or structure or portion thereof shall be made until the building official has issues a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from permits under Section 105.2.

111.1.1 "No building shall be occupied for any purpose until all permanent utilities have been installed and are fully functional. There shall be no exceptions without the express written consent of the building official."

Section 2. Chapter 15.08 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.08
BUILDING CODE

15.08.010 California Building Code Provisions Adopted by Reference.
A. That certain Building Code known and designated as volumes 1 and 2 of the 2010 California Building Code, including Appendix C; Appendix F; Appendix G; Appendix H; Appendix I; and Appendix J; incorporating by adoption the 2009 edition of the International Building Code with necessary California amendments, all published by the International Conference of Building Officials, and as herein amended, are hereby adopted by reference, and such codes shall be and become the Lancaster Building Code, regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area maintenance of all structures and certain equipment therein and providing penalties for violation of such codes.

B. One (1) copy of said 2010 California Building Code has been deposited in the office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.08.020 Fire Sprinkler System.
Section 903.2 of the 2010 California Building Code is hereby amended to read as follows:

903.2 Where Required. Approved automatic sprinkler systems shall be provided in all buildings and structures, regardless of occupancy group, with a total floor area of 10,000 square feet or more without regard to fire walls of less than four (4) hour fire resistive construction; in existing buildings where additions are constructed which increase the total floor area to 10,000 square feet or more; and in the locations described in Sections 903.2.1 through 903.2.12.

15.08.030 Roof Covering - Wood Shakes and Wood Shingles.
Sections 1505.6, 1505.7, 1507.8, 1507.9 and Tables 1507.8.5, 1507.8.7, 1507.8, 1507.9.6 and 1507.9.8 of the 2010 California Building Code and all references in any of the technical or administrative codes to said sections or to wood shakes and/or wood shingles, whether or not fire-rated, fire treated, or fire-retardant-treated or any similar terminology, are hereby deleted.

15.08.040 Existing Structures.
Chapter 34 of the 2010 California Building Code is hereby amended by adding section 3424 to read as follows:

SECTION 3422
REPAIRS TO BUILDINGS AND STRUCTURES DAMAGED
BY THE OCCURANCE OF A NATURAL DIASTER OR FIRE

3424.1 Purpose. The purpose of this section is to provide a defined level of repair for buildings damaged by a natural disaster in the City of Lancaster when a formal state of emergency has been proclaimed. This section shall also apply when an individual building has been damaged by fire or other disaster.

3424.2 General. Required repair levels shall be based on the ratio of the estimated value of the repairs required to restore the structural members to their pre-event condition to the estimated replacement value of the building or structure.

3424.2 Structural Repairs. When the damage ratio does not exceed 0.10 (10 percent), buildings and structures, except essential service facilities, shall at a minimum be restored to their pre-event condition.

When the damage ratio is greater than 0.10 (10 percent) but less than 0.5 (50 percent), buildings and structures, except essential service facilities, shall have the damaged structural members including all critical ties and connections associated with the damaged structural members, all structural members supported by the damaged member, and all structural members supporting the damaged members repaired and strengthened to bring them into compliance with the force levels and connection requirements of the Building Code. This criteria shall apply to essential service facilities when the damage ratio is less than 0.30 (30 percent).

EXCEPTION: For buildings with rigid diaphragms where the above-required repair and strengthening increases the rigidity of the resisting members, the entire lateral-force-resisting system of the building shall be investigated. When, in the opinion of the building official, an unsafe or adverse condition has been created as a result of the increase in rigidity, the condition shall be corrected.

When the damage ratio is greater than 0.5 (50 percent), buildings and structures, except essential service facilities, shall at a minimum have the entire building or structure strengthened to comply with the force levels and connection requirements of the Building Code. This criteria shall apply to essential service facilities when the damage ratio is greater or equal to 0.3 (30 percent).

3424.4 Nonstructural Repairs to Light Fixtures and Suspended Ceilings. Under all damage ratios, when light fixtures and the suspension system of suspended ceilings are damaged, the damaged light fixtures and suspension systems shall be repaired to fully comply with the requirements of this code. Undamaged light fixtures and suspension systems shall have the additional support and bracing, provided that is required in this code.

Section 3. Chapter 15.09 of the Lancaster Municipal Code is hereby created by adding the Chapter in its entirety to read as follows:

CHAPTER 15.09
RESIDENTIAL CODE

15.09.010 California Residential Code Provisions Adopted by Reference.

A. That certain Residential Code known and designated as the 2010 California Residential Code, incorporating by adoption the 2009 edition of the International Residential Code with necessary California amendments, all published by the International Conference of Building Officials, and as herein amended, are hereby adopted by reference, and such codes shall be and become the Lancaster Residential Code for Buildings and Construction regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location maintenance, removal and demolition of every detached one-and two-family dwelling, townhouse and certain equipment therein and providing penalties for violation of such codes.

B. One (1) copy of said California Residential Code 2010 Edition has been deposited in the Office of the City Clerk of the City of Lancaster, and shall be at all times maintained by said Clerk for use and examination by the public.

15.09.020 Roof Covering - Wood Shakes and Wood Shingles.

Sections R905.7, R905.8, and Tables R905.7.4, R905.7.5, R905.8.5, and R905.8.6 of the 2010 California Residential Code and all references in any of the technical or administrative codes to said sections or to wood shakes and/or wood shingles, whether or not fire-rated, fire treated, or fire-retardant-treated or any similar terminology, are hereby deleted.

Section 4. Chapter 15.10 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.10
STRAW-BALE CONSTRUCTION

15.10.010 Scope.
Straw-bale construction shall be limited to building of one story in height. This chapter shall establish minimum standards for straw-bale construction. Nothing in this chapter shall be construed as increasing or decreasing the authority of the Building Official to approve or disapprove of alternative construction methods pursuant to the State Housing Law, Part 1.5 (commencing with Section 17910) or the California Building Standards Code, Title 24 of the California Code of Regulations.

15.10.020 Fee Schedule incorporated by reference.
The fees charged for the construction of any straw-bale building shall be as adopted by resolution of the City Council for non-straw-bale construction of the same occupancy.

15.10.030 Architect or Engineer required.
Nothing in this chapter shall be construed as an exemption from Chapter 3 (commencing with Section 5500), or Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code relative to preparation of plans, drawings, specifications, or calculations under the direct supervision of a licensed architect or civil engineer, for the construction of structures that deviate from the conventional framing requirements for wood frame construction.

15.10.040 Definitions.
For the purpose of this chapter, the following terms are defined as follows:

"Bales" means rectangular compressed blocks of straw, bound by strings or wire.

"Flakes" means slabs of straw removed from an untied bale.

"Laid flat" refers to stacking bales so that the sides with the largest cross-sectional area are horizontal and the longest dimension of this area is parallel with the wall plane.

"Laid on edge" refers to stacking bales so that the sides with the largest cross-sectional area are vertical and the longest dimension of this area is horizontal and parallel with the wall plane.

"Loadbearing" refers to plastered straw-bale walls that bear the dead and live loads of the roof.

"Nonloadbearing" refers to plastered straw-bale walls that bear only their own weight, such as infill panels within some type of post and beam structure.

"Plaster" means lime, gypsum, lime cement, or cement plasters, as defined by the California Building Standards Code, or earthen plaster with fiber reinforcing.

"Straw" means the dry stems of cereal grains left after the seed heads have been substantially removed.

15.10.050 Guidelines for Materials.
The following shall be the guidelines for all bales used in the construction of a straw-bale building.

A. Bales shall be rectangular in shape.

B. Bales used within a continuous wall shall be of consistent height and width to ensure even distribution of loads within wall systems.

C. Bales shall be bound with ties of either polypropylene string or baling wire. Bales with broken or loose ties shall not be used unless the broken or loose ties are replaced with ties which restore the original degree of compaction of the bales.

D. The moisture content of bales, at the time of installation, shall not exceed 20 percent of the total weight of the bale. Moisture content of bales shall be determined through the use of a suitable moisture meter, designed for use with baled rice straw or hay, equipped with a probe of sufficient length to reach the center of the bale, and used to determine the average moisture content of five bales randomly selected from the bales to be used.

E. Bales in Loadbearing walls shall have a minimum calculated dry density of 7.0 pounds per cubic foot. The calculated dry density shall be determined after reducing the actual bale weight by the weight of the moisture content.

F. Where custom-made partial bales are used, they shall be of the same density, same string or wire tension, and, where possible, use the same number of ties as the standard size bales.

G. Bales of various types of straw, including wheat, rice, rye, barley, oats, and similar plants, shall be acceptable if they meet the minimum requirements of this chapter for density, shape, moisture content, and ties.

15.10.060 Construction Guidelines.
The following shall be the minimum construction guidelines for all straw-bale buildings.

A. Straw-bale walls, when covered with plaster, drywall, or stucco, shall be deemed to have the equivalent fire resistive rating as wood-frame construction with the same wall-finishing system.

B. Minimum bale wall thickness shall be 13 inches.

C. Buildings with Loadbearing bale walls shall not exceed one story in height, and the bale portion of the Loadbearing walls shall not exceed a height-to-width ratio of 5.6:1 (for example, the maximum height for a wall that is 23 inches thick would be 10 feet 8 inches).

D. The ratio of unsupported wall length to thickness, for Loadbearing walls, shall not exceed 15.7:1 (for example, for a wall that is 23 inches thick, the maximum unsupported length allowed is 30 feet).

E. The allowable vertical load (live and dead load) on top of Loadbearing bale walls plastered with cement or lime cement plaster on both sides shall not exceed 800 pounds per linear foot, and the resultant load shall act at the center of the wall. Straw-bale structures shall be designed to withstand all vertical and horizontal loads, and the resulting overturning and base shear, as specified in the latest edition of the California Building Standards Code. Straw-bale walls plastered with cement or lime cement plaster on both sides shall be capable of resisting in-plane lateral forces from wind or earthquake of 360 pounds per linear foot.

F. Foundations shall be designed in accordance with the California Building Standards Code to accommodate the load created by the bale wall plus superimposed live and dead loads. Supports for bale walls shall extend to an elevation of at least six inches above adjacent ground at all points, and at least one inch above floor surfaces.

G. 1. Bale walls shall be anchored to supports to resist lateral forces, as approved by the civil engineer or architect. This may be accomplished with one-half inch reinforcing bars embedded in the foundation and penetrating the bales by at least 12 inches, located along the center line of the bale wall, spaced not more than two feet apart. Other methods as determined by the engineer or architect may also be used.

2. Nonbale walls abutting bale walls shall be attached by means of one or more of the following methods or by means of an acceptable equivalent:

a. Wooden dowels of 5/8 inch minimum diameter and of sufficient length to provide 12 inches of penetration into the bale, driven through holes bored in the abutting wall stud, and spaced to provide one dowel connection per bale.

b. Pointed wooden stakes, a minimum of 12 inches in length and 1 ½ inches by 3 ½ inches at the exposed end, fully driven into each course of bales, as anchorage points.

c. Bolted or threaded rod connection of the abutting wall, through the bale wall, to a steel nut and steel or plywood plate washer, a minimum of 6 inches square and a minimum thickness of 3/16 of an inch for steel and ½ inch for plywood, in a minimum of three locations.

3. a. Bale walls and roof bearing assemblies shall be anchored to the foundation where necessary, as determined by the civil engineer or architect, by means of methods that are adequate to resist uplift forces resulting from the design wind load. There shall be a minimum of two points of anchorage per wall, spaced not more than 6 feet apart, with one located within 36 inches of each end of each wall.

b. With Loadbearing bale walls, the dead load of the roof and ceiling systems will produce vertical compression of the walls. Regardless of the anchoring system used to attach the roof bearing assembly to the foundation, prior to installation of wall finish materials, the nuts, straps, or cables shall be retightened to compensate for this compression.

H. 1. A moisture barrier shall be used between the top of the foundation and the bottom of the bale wall to prevent moisture from migrating through the foundation so as to come into contact with the bottom course of bales. This barrier shall consist of one of the following:

a. Cementitious waterproof coating.

b. Type 30 asphalt felt over an asphalt emulsion.

c. Sheet metal flashing, sealed at joints.

d. Another building moisture barrier, as approved by the building official.

2. All penetrations through the moisture barrier, as well as all joints in the barrier, shall be sealed with asphalt, caulking, or an approved sealant.

3. There shall also be a drainage plane between the straw and the top of the foundation, such as a one inch layer of pea gravel.

I. 1. For Nonloadbearing walls, bales may be laid either flat or on edge. Bales in Loadbearing bale walls shall be laid flat and be stacked in a running bond, where possible, with each bale overlapping the two bales beneath it. Overlaps shall be a minimum of 12 inches. Gaps between the ends of bales which are less than 6 inches in width may be filled by an untied flake inserted snugly into the gap.

2. Bale wall assemblies shall be held securely together by rebar pins driven through bale centers as described in this chapter, or equivalent methods as approved by the civil engineer or architect.

3. The first course of bales shall be laid by impaling the bales on the rebar verticals and threaded rods, if any, extending from the foundation. When the fourth course has been laid, vertical #4 rebar pins, or an acceptable equivalent long enough to extend through all four courses, shall be driven down through the bales, two in each bale, located so that they do not pass through the space between the ends of any two bales, the layout of these rebar pins shall approximate the layout of the rebar pins extending from the foundation. As each subsequent course is laid, two pins, long enough to extend through that course and the three courses immediately below it, shall be driven down through each bale. This pinning method shall be continued to the top of the wall. In walls seven or eight courses high, pinning at the fifth course may be eliminated.

4. Alternative pinning method to the method described in paragraph 3: when the third course has been laid, vertical #4 rebar pins, or an acceptable equivalent, long enough to extend through all three courses, shall be driven down through the bales, tow in each bale, located so that they do not pass through the space between the ends of any two bales. The layout of these rebar pins shall approximate the layout of the rebar pins extending from the foundation. As each subsequent course is laid, two pins, long enough to extend through that course and the two courses immediately below it, shall be driven down through each bale. This pinning method shall be continued to the top of the wall.

5. Only full-length bales shall be used at corners of Loadbearing bale walls.

6. Vertical #4 rebar pins, or an acceptable alternative, shall be located within one foot of all corners or door openings.

7. Staples, made of #3 or larger rebar formed into a "U" shape, a minimum of 18 inches long with two 6-inch legs, shall be used at all corners of every course, driven with one leg into the top of each abutting corner bale.

J. 1. All Load bearing bale walls shall have a roof bearing assembly at the top of the walls to bear the roof load and to provide the means of connecting the roof structure to the foundation. The roof bearing assembly shall be continuous along the tops of Loadbearing bale walls.

2. An acceptable roof bearing assembly option shall consist of two double 2-inch by 6-inch, or larger, horizontal top plates, one located at the inner edge of the wall and the other at the outer edge. Connecting the two doubled top plates, and located horizontally and perpendicular to the length of the wall, shall be 2-inch by 6-inch cross members, spaced no more than 72 inches center to center, and as required to align with the threaded rods extending from the anchor bolts in the foundation. The double 2-inch by 6-inch top plates shall be face-nailed with 16d nails staggered at 16-inch o.c., with laps and intersections face-nailed with four 16d nails. The crossmembers shall be face-nailed to the top plates with four 16d nails at each end. Corner connections shall include overlaps nailed as above or an acceptable equivalent, such as plywood gussets or metal plates. Alternatives to this roof bearing assembly option shall provide equal or greater vertical rigidity and provide horizontal rigidity equivalent to a continuous double 2 by 4 top plate.

3. The connection of roof framing members to the roof plate shall comply with the appropriate sections of the California Building Standards Code.

K. All openings in Loadbearing bale walls shall be a minimum of one full bale length from any outside corner, unless exceptions are approved by an engineer or architect licensed by the state to practice. Wall or roof load present above any openings shall be carried, or transferred, to the bales below by one of the following:

1. A frame, such as a structural window or door frame.

2. A lintel, such as an angle-iron cradle, wooden beam, or wooden box beam. Lintels shall be at least twice as long as the opening is wide and extend a minimum of 24 inches beyond either side of the opening. Lintels shall be centered over openings.

3. A roof bearing assembly designed to act as a rigid beam over the opening.

L. 1. All weather–exposed bale walls shall be protected from water damage. No vapor impermeable barrier may be used on bale walls, and the civil engineer or architect may design the bale walls without any membrane barriers between straw and plaster, except as specified in this section, in order to allow natural transpiration of moisture from the bales and to secure a structural bond between plaster and straw.

2. Bale walls shall have special moisture protection provided at all horizontal surfaces exposed to the weather. This moisture protection shall be installed in a manner that will prevent water from entering the wall system.

M. 1. Interior and exterior surfaces of bale walls shall be protected from mechanical damage, flame, animals, and prolonged exposure to water. Bale walls adjacent to bath and shower enclosures shall be protected by a moisture barrier.

2. Cement stucco shall be reinforced with galvanized woven wire stucco netting or an equivalent, as approved by the building official. The reinforcement shall be secured by attachment through the wall at a maximum spacing of 24 inches horizontally and 16 inches vertically, unless substantiated otherwise by a civil engineer or architect.

3. Where bales abut other materials, the plaster or stucco shall be reinforced with galvanized expanded metal lath, or an acceptable equivalent, extending a minimum of 6 inches into the bales.

4. Earthen and lime-based plasters may be applied directly onto bale walls without reinforcement, except where applied over materials other than straw.

N. 1. All wiring within or on bale walls shall meet all provisions of the California Electrical Code. Type "NM" or "UF" cable may be used, or wiring may be run in metallic or nonmetallic conduit systems.

2. Electrical boxes shall be securely attached to wooden stakes driven a minimum of 12 inches into the bales, or an acceptable equivalent.

O. Water or gas pipes within bale walls shall be encased in a continuous pipe sleeve to prevent leakage within the wall. Where pipes are mounted on bale walls, they shall be isolated from the bales by a moisture barrier.

P. Bales shall be protected from rain and other moisture infiltration at all times until protected by the roof of the structure.

15.10.070 To the extent this chapter does not address certain phases of construction, the applicable provisions of this Title shall govern.

Section 5. Chapter 15.12 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.12
ELECTRICAL CODE

15.12.010 California Electrical Code Adopted by Reference.

A. That certain Electrical Code known and designated as the 2010 California Electrical Code, incorporating by adoption the National Electrical Code, 2008 Edition, by the National Fire Protection Association, with necessary California amendments, all published by BNi Publications, inc., and as herein amended, is hereby adopted by reference, and such code shall be and become the Lancaster Electrical Code, regulating the installation, arrangement, alteration, repair, maintenance, use and operation of electrical wiring, connections, fixtures, equipment and other electrical appliances.

B. One (1) copy of said 2010 California Electrical Code has been deposited in the Office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.12.020 Registered Maintenance Electricians.

A. In lieu of an individual permit for each installation or alteration, an annual permit may be issued to any person, firm or corporation regularly employing one or more registered maintenance electricians for the installation and maintenance of electrical wiring, devices, appliances, apparatus, or equipment or premises owned or occupied by the applicant for the permit. The application for such annual permit shall be made in writing to the Building Official and shall contain a description of the premises upon which work is to be done under the permit. Within not more than fifteen (15) days following the end of each calendar month, the person, firm or corporation to which an annual permit is issued shall transmit to the Building Official a report of all electrical work which has been done under the annual permit during the preceding month. A fee specified in the Fee Schedule shall be paid for each annual registered maintenance electrician's permit at the time such permit is issued. In addition, fees shall be paid for all work installed under such a permit, in accordance with the fee schedule, at the time the work is inspected.

B. "Registered Maintenance Electrician" shall mean a person holding a valid Certificate of Registration as Maintenance Electrician issued by the County of Los Angeles.

15.12.030 Dangerous Electrical Equipment.
For the purpose of this chapter, any electrical equipment existing in any type of occupancy which has any or all of the conditions or defects described as follows shall be deemed dangerous, and such equipment shall be replaced, repaired, reinstalled, reconstructed or removed:

A. The service panel(s) or sub-panel(s) show visual evidence of an overload.

B. The working space in front of any service panel or sub-panel as outlined in tables 110-16 (a) and 110-34 (a) is not properly maintained.

C. Live front panels are being maintained or used.

D. The fuses or circuit breakers are rated higher than those permitted by the Electrical Code.

E. The electrical conductor is in an unapproved raceway.

F. The electrical conductors from different classes of service are in a common raceway.

G. Drop cords greater than six (6) feet in length are used to connect electrical appliances.

H. The electrical equipment is not properly grounded for the protection of the electrical equipment as determined by the use being made thereof.

I. The electrical equipment is broken, cracked, or not properly maintained to meet the standards existing at the time the equipment was approved.

J. The electrical equipment is unsafe for the use intended.

15.12.040 Solar Photovoltaic Systems.
Article 690 of the 2010 California Electrical Code is hereby amended by adding the following:

690.15.1 Disconnecting Means for Multiple Arrays
Where more than one array is combined to form a single output rated more than 50 volts and/or 10 amperes, a disconnecting means rated for the output shall be installed immediately adjacent to the combiner box on the output side.

Exception: *If the combiner box is located adjacent to the inverter(s), the disconnecting means as stated above shall not be required.*

Section 6. Chapter 15.16 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.16
MECHANICAL CODE

15.16.010 California Mechanical Code Adopted by Reference.
A. That certain Mechanical Code known and designated as the 2010 California Mechanical Code, incorporating by adoption the Uniform Mechanical Code, 2009 Edition, published by the International Association of Plumbing and Mechanical Officials, with necessary California amendments, is hereby adopted by reference, and shall be and become the Lancaster Mechanical Code regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heating ventilating, and air conditioning appliances on premises within the City of Lancaster.

B. One (1) copy of said 2010 California Mechanical Code has been deposited in the Office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

Section 7. Chapter 15.12 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.20
PLUMBING CODE

15.20.010 California Plumbing Code Adopted by Reference.

A. That certain Plumbing Code known and designated as the 2010 California Plumbing Code, incorporating by adoption the Uniform Plumbing Code, 2009 Edition, published by the International Association of Plumbing and Mechanical Officials, including appendices A, B, D, G, I, K and L with necessary California amendments, and as herein amended, is hereby adopted by reference, and such code shall be and become the Lancaster Plumbing Code regulating plumbing, drainage, building sewers, and private sewage disposal systems and prescribing conditions under which such work may be carried on within the City of Lancaster and providing for the issuance of permits.

B. One (1) copy of said 2010 California Plumbing Code has been deposited in the office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.20.020 Minimum Number of Required Fixtures.

Section 412.1 of the 2010 California Plumbing Code is hereby amended to read as follows:

412.1 Fixture Count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number shown in Table 4-1 or *Table 2902.1 of the 2009 International Building Code.*

15.20.030 Gray Water Systems.

State Chapter Appendix G Section G 3, Permit, is hereby amended by deleting the paragraph and substituting the following:

G 3 Permit

It shall be unlawful for any person to construct, install or alter, or cause to be constructed, installed or altered any gray water system in a building or on a premises without first obtaining a permit to do such work from the *Division of Building and Safety. The cost of such permit shall be equal to that required for private sewage disposal system as provided by resolution of the City Council. A plan check fee shall also be required for each application for a permit. The plan check fee shall be equal to the permit fee.*

15.20.040 General Registration Requirements.

A. Except as provided in Section 15.20.060 no person shall direct or perform any plumbing or gas fitting work unless, either he or she is a registered plumbing or gas fitting contractor or registered journeyman plumber or gas fitter registered by the County of Los Angeles.

B. There shall be no more than two (2) apprentices per journeyman plumber or gas fitter on a project at any time. There shall be no limit on the number of laborers per journeyman plumber or gas fitter on any project.

15.20.050 Issuance of Permits.

A. No permit shall be issued to any person to do or cause to be done any plumbing work regulated by this code unless such person is a duly licensed contractor as required by Chapter 9, Division 3 commencing with Section 7000 of the Business and Professions Code of the State of California except as otherwise provided herein.

B. Any permit required by this code may be issued to a person to do any plumbing work regulated by this code in a single-family dwelling used exclusively for living purposes, including common accessory and minor poultry or agricultural buildings in the event that such person is the bona fide owner of such dwelling and accessory buildings and that the same are occupied and used exclusively by or are designated to be occupied and used exclusively by said owner. An owner may be issued a permit for, or perform any plumbing work covered by this code on a duplex (Max. two units) where one unit is used and occupied exclusively by the bona fide owner. An owner or property manager shall not be issued a permit for, or perform any plumbing work regulated by this code on any rental or lease property except for a duplex (Max. two units) where one unit is exclusively used and occupied by the bona fide owner.

Section 8. Chapter 15.22 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.22
SECURITY CODE

15.22.010 Los Angeles County Building Code, Chapter 67 Adopted by Reference.

A. That certain Security Code known and designated as the 2011 Los Angeles County Building Code, Chapter 67, published by the International Conference of Building Officials, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, is hereby adopted by reference, and such code shall be and become the Lancaster Security Code regulating the erection, construction, enlargement, alteration, repair, moving, conversion, occupancy, and use of all structures and certain equipment therein within the City of Lancaster.

B. One (1) copy of said 2011 Los Angeles County Building Code, Chapter 67 has been deposited in the office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.22.020 Security Provisions.
The Chapter 67 Security Provisions of the 2011 Los Angeles County Building Code as amended and set forth below, are adopted as the Security Provisions of the Lancaster Building Code, to read and to be cited as follows:

6701 - Purpose
The purpose of this chapter is to set forth minimum standards of construction for resistance to unlawful entry.

6702 - Scope
The provisions of this chapter shall apply to enclosed Groups B, F, M, R and S occupancies and enclosed private garages.

6703 - Limitations
No provisions of this chapter shall require or be construed to require devices on exit doors or on sleeping room emergency exits contrary to the requirements specified in Chapter 10 and Section 310.4.

6704 – Alternate Security Provisions
The provisions of this chapter are not intended to prevent the use of any device or method of construction not specifically prescribed by this code when such alternate provides equivalent security based on a recommendation of the county sheriff or the City Public Safety Office.

6705 - Definitions
For the purpose of this chapter, certain terms are defined as follows:

"Cylinder Guard" is a protective metal device of hardened steel, or with a hardened steel insert, that covers or surrounds the exposed portion of the lock cylinder for the purpose of protecting the cylinder from wrenching, prying, cutting, driving through or pulling out by attack tools.

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

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

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

6706 - Tests: Sliding Glass Doors
Panels shall be closed and locked. Tests shall be performed in the following order:

6706.1 Test A. With the panels in the normal position, a concentrated load of 300 pounds shall be applied separately to each vertical pull stile incorporating a locking device, at a point or the stile within 6 inches (152.4 mm) of the locking device, in the direction parallel to the plane of glass that would tend to open the door.

6706.2 Test B. Repeat Test A while simultaneously adding a concentrated load of 150 pound to the same area of the same stile in a direction perpendicular to the plane of glass toward the interior side of the door.

6706.3 Test C. Repeat Test B with the 150-pound (667.2 N) force in the reversed direction toward the exterior side of the door.

6706.4 Tests D, E and F. Repeat Tests A, B and C with the movable panel lifted upwards to its full limit within the confines of the door frame.

6706.5 Identification. Sliding glass door assemblages subject to the provisions of this section shall bear a label or other approved means of identification indicating compliance with these tests. The label shall be a type authorized through a recognized testing agency which provides periodic follow-up inspection service.

6707 - Tests: Sliding Glass Windows
Sash shall be closed and locked. Tests shall be performed in the following order:

6707.1 Test A. With the sliding sash in the normal position, a concentrated load of 150 pounds shall be applied separately to each sash member incorporating a locking device, at a point on the sash member within 6 inches (152.4 mm) of the locking device, in the direction parallel to the plane of glass that would tend to open the window.

6707.2 Test B. Repeat Test A while simultaneously adding a concentrated load of 75 pounds to the same area of the same sash member in the direction perpendicular to the plane of glass toward the interior side of the window.

6707.3 Test C. Repeat Test B with the 75 pounds of force in the reversed direction toward the exterior side of the window.

6707.4 Tests D, E and R Repeat Tests A, B and C with the movable sash lifted upwards to its full limit within the confines of the window frame.

6707.5 Identification. Sliding glass window assemblages subject to the provisions of this section shall bear a label or other approved means of identification indicating compliance with these tests. The label shall be a type authorized through a recognized testing agency which provides periodic follow up inspection service.

6708 – Doors: General
A door forming a part of the enclosure of a dwelling unit or of an area occupied by one tenant of a building shall be constructed, installed, and secured as set forth in Sections 6709, 6711 and 6712, when such door is directly reachable or capable of being reached from a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway, private garage, portion of the building which is available for use by the public or other tenants, or similar area. A door enclosing a private garage with an interior opening leading directly to a dwelling unit shall also comply with said Sections 6709, 6710, 6711 and 6712.

6709 – Doors: Swinging Doors

6709.1 Swinging wooden doors which are operable from the inside without the use of a key shall be of one of the following constructions or shall be of a construction having equivalent forced entry resistance:

6709.1.1 Solid core doors not less than 1 3/8 inches (35 mm) in thickness.

6709.1.2 Wood panel type doors with panels fabricated of lumber not less than 1 3/8 inches (34.9mm) thick, provided shaped portions of the panels are not less than 1/4 inch (6.4 mm) thick. Individual panels shall not exceed 300 square inches (0.19 m^2) in area. Stiles and rails shall be of solid umber with overall dimensions of not less than 1 3/8 inches (35 mm) in thickness and 3 inches (76mm) in width. Mullions shall be considered a part of adjacent panels unless sized as required here in for stiles and rails, except mullions not over 18 inches (457 mm) long may have an overall width of not less than 2 inches (51 mm). Carved areas shall have a thickness of not less than 3/8inch (9.5 mm). Dimensional tolerances published in recognized industry standards may be utilized.

6709.1.3 Hollow core doors or doors less than 1 3/8 inches (35 mm) in thickness, either of which are covered on the inside face with 16-gauge sheet metal attached with screws at 6 inches (152mm) maximum centers around the perimeter. Lights in doors shall be as set forth in Sections 6714 and 6715.

6709.2 A single swinging door, the active leaf of a pair of doors, and the bottom leaf of dutch doors shall be equipped with a deadbolt and a latch. A dead latch shall be used if a key locking feature is incorporated in the latching mechanism. The deadbolt and latch may be activated by one lock or by individual locks. Deadbolts shall contain hardened inserts, or the equivalent, so as to repel cutting tool attack. The deadbolt lock or locks shall be key operated from the exterior side of the door and engaged or disengaged from the interior side of the door by a device not requiring a key, tool or excessive force.

EXCEPTIONS:

1. The latch may be omitted from doors in Group B occupancies.
2. In other than residential occupancies, locks maybe key operated, or otherwise operated from the inside when not prohibited by Chapter 10 or other laws and regulations.
3. A swinging door of greater than 5 feet (1524 mm) width may be secured as set forth in Section 6711.
4. In residential occupancies, doors not required by Section 310.4 or 1004.1 may be equipped with security type hardware which requires a key to release from the interior side of the door if the sleeping rooms are protected with a fire warning system as set forth in Section 310.9.

   A straight deadbolt shall have a minimum throw of 1 inch (25.4 mm) and the embedment shall not be less than 5/8 inch (15.9 mm) into the holding device receiving the projected bolt. A hook shape or expanding lug deadbolt shall have a minimum throw of 3/4 inch (19 mm) All deadbolts of locks which automatically activate two or more deadbolts shall embed at least 1/2 inch (12.7 mm), but need not exceed 3/4 inch (19 mm), into the holding devices receiving the projected bolts.

6709.3 The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a deadbolt or deadbolts as set forth in Section 6709.2.

EXCEPTIONS:

1. The bolt or bolts need not be key operated, but shall not be otherwise activated, from the exterior side of the door.
2. The bolt or bolts may be engaged or disengaged automatically with the deadbolt or by another device on the active leaf or lower leaf.
3. Manually operated hardened bolts that are at the top and bottom of the leaf and which embed a minimum of 1/2 inch (12.7 mm) into the device receiving the projected bolt may be used when not prohibited by Chapter10 or other laws and regulations.

6709.4 Doorstops on wooden jambs for in swinging doors shall be of one-piece construction with the jamb or joined by a rabbet.

6709.5 Non removable pins shall be used in pin type hinges which are accessible from the outside when the door is closed.

6709.6 Cylinder guards shall be installed on cylinder locks for deadbolts whenever the cylinder projects beyond the outside face of the door or is otherwise accessible to attack tools.

6710 – Doors: Sliding Glass Doors

Sliding glass doors shall be equipped with locking devices and shall be so installed that, when subjected to tests specified in Section 6706, they remain intact and engaged. Movable panels shall not be rendered easily openable or removable from the frame during or after the tests. Cylinder guards shall be installed on all mortise or rim type cylinder locks installed in hollow metal doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. Locking devices installed on sliding glass doors providing the exit required by Section 1003 or providing for the emergency escape or rescue required by Section 310.4 shall be releasable from the inside without the use of a key, tool or excessive force.

6711 - Doors: Overhead and Sliding Doors

Metal or wooden overhead and sliding doors shall be secured with a deadbolt lock, padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Locking devices, when installed at the jamb of metal or wooden overhead doors, shall be installed on both jambs when such doors exceed 9 feet (2743 mm) in width. Metal or wooden sliding doors exceeding 9 feet (2743 mm) in width and provided with a jam blocking device shall have the door side opposite the lock restrained by a guide or retainer. Cylinder guards shall be installed on all mortise or rim type cylinder locks installed in hollow metal doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.

6712 – Doors: Metal Accordion Grate or Grille-Type Doors

Metal accordion grate or grille type doors shall be equipped with metal guides at top and bottom, and a cylinder lock or padlock and hardened steel shackle shall be provided. Cylinder guards shall be installed on all mortise or rim type cylinder locks installed in hollow metal doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.

6713 – Lights: General
A window, skylight or other light forming a part of the enclosure of a dwelling unit or of an area occupied by one tenant of a building shall be constructed, installed and secured as set forth in Sections 6714 and 6715, when the bottom of such window, skylight or light is not more than 16 feet (4877 mm) above the grade of a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway private garage, portion of the building which is available for use by the public or other tenants, or similar area. A window enclosing a private garage with an interior opening leading directly to a dwelling unit shall also comply with Sections 6714 and 6715.

6714 -- Lights: Material
Lights within 40 inches (1016 mm) of a required locking device on a door when in the closed and locked position and openable from the inside without the use of a key, and lights with a least dimension greater than 6 inches (152 mm) but less than 48 inches (1219 mm) in Groups B, F, M and S occupancies, shall be fully tempered glass, laminated glass of at least 1/4 inch (6.4 mm) thickness, approved burglary resistant material, or guarded by metal bars, screens or grilles in an approved manner.

6715 – Lights: Locking Devices

6715.1 Locking devices installed on windows providing the emergency egress required by Section 310.4 shall be releasable from the inside without use of a key, tool or excessive force.

6715.2 Sliding glass windows shall be provided with locking devices that, when subject to the tests specified in Section 6707, remain intact and engaged. Movable panels shall not be rendered easily openable or removable from the frame during or after the tests.

6715.3 Other openable windows shall be provided with substantial locking devices which render the building as secure as the devices required by this section. In Groups B, F, M and S occupancies, such devices shall be a glide bar, bolt, cross bar, and/or padlock with hardened steel shackle.

6715.4 Special. Louvered windows, except those above the first story in Group R occupancies which cannot be reached without a ladder, shall be of material or guarded as specified in Section 6714, and individual panes shall be securely fastened by mechanical fasteners that require a tool for removal and are not accessible on the outside when the window is in the closed position.

6716 – Other Openings: General
Openings, other than doors or lights, which form a part of the enclosure, or portion thereof, housing a single occupant, and the bottom of which is not more than 16 feet (4877 mm) above the grade of a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway or similar area, or from a private garage, or from a portion of the building which is occupied, used or available for use by the public or other tenants, or an opening enclosing a private garage attached to a dwelling unit with openings therein, shall be constructed, installed and secured as set forth in Section 6717.

6717 – Hatchways, Scuttles and Similar Openings

6717.1 Wooden hatchways of less than 1 3/4-inch-thick (44 mm) solid wood shall be covered on the inside with 16-gage sheet metal attached with screws at 6-inch-maximum (152 mm) centers around perimeter.

6717.2 The hatchway shall be secured from the inside with a slide bar, slide bolt, and/or padlock with a hardened steel shackle.

6717.3 Outside pin type hinges shall be provided with non removable pins or a means by which the door cannot be opened through removal of hinge pins while the door is in the closed position.

6717.4 Other openings exceeding 96 square inches (0.062 m^2) with a least dimension exceeding 8 inches (203 mm) shall be secured by metal bars, screens or grilles in an approved manner.

Section 9. Chapter 15.24 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 24
PROPERTY MAINTENANCE CODE

15.24.010 International Property Maintenance Code Provisions Adopted by Reference.

A. That certain Property Maintenance Code known and designated as of the 2009 International Property Maintenance Code, including Appendix A, published by the International Conference of Building Officials, as herein amended, is hereby adopted by reference, and such codes shall be and become the Lancaster Property Maintenance Code, regulating the use and maintenance of all existing structures, premises and certain equipment therein, and providing penalties for violation of such codes.

B. One (1) copy of said 2009 Property Maintenance Code has been deposited in the office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.24.020 Terms Defined in Other Codes.

Section 201.3 of the International Property Maintenance Code is hereby added to read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *Lancaster Building Code, Lancaster Fire Code, Lancaster Zoning Code, Lancaster Plumbing Code, Lancaster Mechanical Code or Lancaster Electrical Code,* such terms shall have the meanings ascribed to them as stated in those codes.

15.24.030 Definitions.

Section 201 of the International Property Maintenance Code is hereby added to read as follows:

201.6 Definitions. Whenever any of the names or terms defined in this section is used in this Code, each such name or term shall be deemed and construed to have the meaning ascribed to be in this section as follows:

"Building Code" shall mean chapter 15.08 of the Lancaster Municipal Code.

"Building Official" shall mean the Building and Safety Official of the City of Lancaster.

"Code Enforcement Agency" or "Local Building Department" shall mean the Building and Safety Division of the Department of Public Works of the City of Lancaster.

"Electrical Code" shall mean Chapter 15.12 of the Lancaster Municipal Code.

"Elevator Code" shall mean the 2010 California Elevator Safety Construction Code.

"Energy Code" shall mean Chapter 15.28 of the Lancaster Municipal Code.

"Fire Code" shall mean Chapter 15.32 of the Lancaster Municipal Code.

"Green Building Standards Code" shall mean Chapter 15.34 of the Lancaster Municipal Code.

"Historical Building Code" shall mean Chapter 15.30 of the Lancaster Municipal Code.

"Jurisdiction" shall mean the City of Lancaster.

"Mechanical Code" shall mean Chapter 15.16 of the Lancaster Municipal Code.

"Plumbing Code" shall mean Chapter 15.20 of the Lancaster Municipal Code.

"Property Maintenance Code" shall mean Chapter 15.24 of the Lancaster Municipal Code.

"Residential Code" shall mean Chapter 15.09 of the Lancaster Municipal Code.

"Technical Codes" shall mean Chapters 15.08, 15.09, 15.10, 15.12, 15.16, 15.20, 15.22, 15.24, 15.28, 15.30, 15.32 and 15.34 of the Lancaster Municipal Code.

Section 10. Chapter 15.28 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 28
ENERGY CODE

15.28.010 California Energy Code Provisions Adopted by Reference.

A. That certain Energy Code known as the 2010 California Energy Code, including Appendix 1-A, published by the International Conference of Building Officials, is hereby adopted by reference, and such code shall be and become the Lancaster Energy Code, regulating the construction, enlargement, alteration, repair, moving, conversion, and, occupancy of all structures and certain equipment therein and providing penalties for violation of such codes.

B. One (1) copy of said 2010 California Energy Code has been deposited in the office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

Section 12. Chapter 15.30 of the Lancaster Municipal Code is hereby created by adding the Chapter in its entirety to read as follows:

CHAPTER 15.30
HISTORICAL BUILDING CODE

15.04.010 California Historical Building Code Provisions Adopted by Reference.
A. That certain Historical Building Code known and designated as the 2010 California Historical Building Code, published by the International Conference of Building Officials, is hereby adopted by reference, and such code shall be and become the Lancaster Historical Building Code, regulating the enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area maintenance of all qualified historical structures and certain equipment therein and providing penalties for violation of such codes.

B. One (1) copy of said California Historical Building Code 2010 Edition has been deposited in the Office of the City Clerk of the City of Lancaster, and shall be at all times maintained by said Clerk for use and examination by the public.

Section 12. Chapter 15.32 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 32
FIRE CODE

15.32.10 Los Angeles County Fire Code Adopted by Reference.
A. That certain Fire Code known and designated as the 2011 County of Los Angeles Fire Code, incorporating by adoption the 2010 California Building Code, all published by the International Conference of Building Officials, is hereby adopted by reference and such code shall be and become the Lancaster Fire Code which prescribes regulations governing conditions hazardous to life and property from fire or explosion within the City of Lancaster.

B. One (1) copy of said County of Los Angeles Fire Code 2011 Edition has been deposited in the Office of the City Clerk of the City of Lancaster, and shall be at all times maintained by said Clerk for use and examination by the public.

15.32.020 Board of Appeals
Section 103.1.4 of the Los Angeles County Fire Code, Appeals, is hereby amended by deleting the paragraph and incorporating by reference Sections 15.04.030 and 15.04.040 of the Lancaster Municipal Code.

15.32.030 Definitions and Abbreviations
Article 2 of the Los Angeles County Fire Code, Definitions and Abbreviations, is hereby added or amended to whenever any of the names or terms defined in this section are used in this Code, and each such name or term shall be deemed and construed to have the meaning ascribed to be in this section as follows:

"Building Code" shall mean chapter 15.08 of the Lancaster Municipal Code.

"Building Official" shall mean the Building and Safety Official of the City of Lancaster.

"Garage" is a building or portion thereof in which a motor vehicle containing flammable or combustible liquids or gas in its tank or an electric vehicle with a rechargeable storage battery, fuel cell, photovoltaic array, or other sources of electric current is stored, repaired, charged (electric vehicle only) or kept.

"Garage, Private" is a building or portion of a building not more than 1,000 square feet in area in which a motor vehicle containing flammable or combustible liquids or gas in its tank or an electric vehicle with a rechargeable storage battery, fuel cell, photovoltaic array, or other sources of electric current is stored, repaired, charged (electric vehicle only) or kept.

"Governing Body" shall mean Lancaster City Council.

"Jurisdiction" shall mean the City of Lancaster.

"Mechanical Code" shall mean chapter 15.16 of the Lancaster Municipal Code.

"Plumbing Code" shall mean chapter 15.20 of the Lancaster Municipal Code.

Section 13. Chapter 15.34 of the Lancaster Municipal Code is hereby created by adding the Chapter in its entirety to read as follows:

CHAPTER 15.34
GREEN BUILDING STANDARDS CODE

15.04.010 California Green Building Standards Code Provisions Adopted by Reference.
A. That certain Green Building Standards Code known and designated as the 2010 California Green Building Standards Code, published by the International Conference of Building Officials, is hereby adopted by reference, and such codes shall be and become the Lancaster Green Building Standards Code, regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area maintenance of all structures and certain equipment therein and providing penalties for violation of such codes.

B. One (1) copy of said California Green Building Standards Code 2010 Edition has been deposited in the Office of the City Clerk of the City of Lancaster, and shall be at all times maintained by said Clerk for use and examination by the public.

Section 14. Finding - Necessity. Findings made pursuant to Section 17958.7 of the State Health and Safety Codes are contained in Resolution No.10-76.

Section 15. Constitutionality. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one (1) or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 16. Effective Date. This ordinance shall be in full force and effect on January 1, 2011.

Section 17. Posting. The City Clerk shall certify to the passage of this ordinance and shall cause it to be published according to legal requirements.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 14th day of December, 2010, and placed upon its second reading and adoption at a regular meeting of the City Council on the 11th day of January, 2011, by the following vote:

AYES: Council Members: Mann, Vice Mayor Smith, Mayor Parris

NOES: Council Members: Crist, Marquez

ABSTAIN: None

ABSENT: None

ATTEST:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

APPROVED:

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, Geri K. Bryan, City Clerk City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 958, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this 20th day of January, 2011.

Geri K Bryan

(seal)