

**BUILDING STANDARDS COMMISSION**

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



June 10, 2015

Scott Charney  
Director of Community Development  
City of Signal Hill  
2175 Cherry Avenue  
Signal Hill, CA 90755

RE: Ordinance #2015-05-1474

Dear Mr. Charney:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on May 26, 2015.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code Sections 17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the California Building Standards Commission (CBSC). CBSC is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with CBSC in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code Section 13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than CBSC. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code Section 25402.1(h)(2).

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: CBSC Chron  
Local Filings



**CITY OF SIGNAL HILL**

RECEIVED

2015 MAY 26 P 3 18

CALIFORNIA BUILDING  
STANDARDS COMMISSION

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

May 21, 2015

California Building Standards Commission  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833-2936

Subject: Adoption of Codes

Dear Sir or Madam:

On May 19, 2015, the City of Signal Hill adopted the 2013 Edition of the California Building Standards Code with local amendments in the attached Ordinance No. 2015-05-1474. In making the local amendments, an express finding has been made that the modifications are necessary because of the local climatic, geological or topographical conditions existing in Signal Hill.

In accordance with Section 17958.7 of the California Health and Safety Code, the local amendments and express findings are hereby filed with the California Building Standards Commission. Please provide us with a response acknowledging receipt of the documents for our records.

Sincerely,

Scott Charney  
Director of Community Development

Attachment

**ORDINANCE NO. 2015-05-1474**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING ORDINANCE AMENDMENT 15-02, AMENDING TITLE 15 OF THE SIGNAL HILL MUNICIPAL CODE ENTITLED "BUILDINGS AND CONSTRUCTION"**

**WHEREAS**, the City Council of the City of Signal Hill intends to pass an ordinance adopting the California Building Standards Code which consists of the 2013 editions of the California Building Code Volume 1, Volume 2, and Appendices, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Fire Code, the California Green Building Standards Code; and making modifications and changes thereto, all of which shall comprise a portion of the Signal Hill Building and Safety Code; and

**WHEREAS**, on November 2, 1999, the California Housing Code (1998 edition), the Uniform Housing Code (1997 edition), the Uniform Code for the Abatement of Dangerous Buildings (1997 edition), the Uniform Swimming Pool, Spa and Hot Tub Code (1997 edition), and the Uniform Building Security Code (1997 edition) were adopted along with the 1998 editions of the California Building Codes as part of the Signal Hill Building and Safety Code and shall remain a portion thereof; and

**WHEREAS**, pursuant to Health and Safety Code Section 18901 et seq., the California Building Standards Code is based in part on the International Building Code, International Residential Code, International Fire Code, California Green Building Standards Codes, Uniform Housing Code, Uniform Mechanical Code, Uniform Plumbing Code and the National Electrical Code; and

**WHEREAS**, the City Council of the City of Signal Hill recognizes certain unique characteristics of the City which are not adequately addressed by the aforementioned codes; and

**CERTIFIED COPY**

**WHEREAS**, Section 17958.5 of the Health and Safety Code expressly authorizes cities to make changes in the California Building Standards Code which cities find reasonably necessary due to local climatic, geological, or topographical conditions; and

**WHEREAS**, as required by Health and Safety Code Section 17958.7(a), the amendments to the California Building Standards Code adopted by this ordinance are necessary for the protection of the public health, safety and welfare due to the local climatic, geologic or topographical conditions as described below:

A. This amendment is necessary for administrative clarification and does not modify a California Building Standard pursuant to California Health and Safety Code Sections 17958, 17958.5 and 17958.7. This amendment establishes administrative standards for the effective enforcement of building standards through the City of Signal Hill.

B. **Petroleum Production Areas.** Oil was discovered in the City in 1919 and the area soon became one of the largest active oil fields in the world. Signal Hill is part of the Long Beach oil field. Roughly 2,900 wells were drilled in the Long Beach field, of which approximately 421 are currently active within the boundary of the City of Signal Hill. The majority of wells have been abandoned to varying State standards over the last 96 years. An extensive secondary recovery system in operation uses water injection wells and pipelines to transport a mixture of water with oil and gas to centralized processing facilities. The City's oil field legacy frequently results in properties with contaminated soils, idled pipelines, abandoned sumps, arsenic, toxic metals and hydrocarbons which must be remediated as a part of the development process. The design of all projects must consider the preservation of access to wells and easements for pipelines and oil field utilities. All wells including active, inactive or abandoned wells must be considered during the plan review process and certain wells must be abandoned, reabandoned or improved to conform to the State of California Department of Conservation standards.

C. **Geologic Conditions - Earthquake Hazards.** The City is subject to earthquake hazards caused by its location on the Newport-Inglewood Fault. The Newport-Inglewood Fault is a normal fault with a strike slip fault component. The Newport-Inglewood Fault has been designated by the Alquist-Priolo Geologic Hazards Zones and

**CERTIFIED COPY**

Acts as a Special Studies Zone. The Special Studies Zone requires developers to provide a report prepared by a registered geologist. The recommendations within the report must be implemented which may include setbacks to be maintained and/or structural requirements. Grading plans and structures must be designed in accordance with Uniform Grading Codes/Uniform Building Codes.

D. Topographic Condition - View Policy. The hilltop in Signal Hill provides the City with its most identifying feature. All new development and major rebuilds or additions are projects subject to the City's View Policy. The City's View Policy clarifies circumstances under which a view analysis is required and establishes guidelines for views which are eligible for preservation and recommendations of modifications to proposed project in order to protect views.

E. Topographic Condition - Soils. Signal Hill is located in the Los Angeles Coast Plain. The plain sits on an extraordinarily deep marine and nonmarine sedimentary base that has an important bearing on earthquakes, petroleum deposits and subsidence problems. Slopes vary from 10 to 80 percent. Slopes over 20 percent are not generally considered suitable for urban development. In addition, highly expansive or compressible soils and land with significant rock outcroppings or other landforms are not suitable for development. Although the soils of Signal Hill, which are characterized primarily by sand, silt and clay deposits, are considered to be a sound foundation for buildings and development, the possibility of a geologic hazard always exists. Appropriate planning and prudent design are required to decrease the danger and possibility of a severe slope hazard. Grading and erosion control plans prepared by a registered civil engineer are required for all projects.

F. Drainage. The City's stormwater drains into the Pacific Ocean. Accordingly, in order to protect ocean water quality, all grading and development activity must include stormwater pollution protection as a primary consideration. Developers are responsible for construction or upgrading of sewer and water mains, storm drains, streetlights, fire hydrants, street trees and street signs. Construction is required concurrent with project development and a performance bond for the construction must be obtained before the issuance of building permits. In certain situations where construction is infeasible, the City may accept an in lieu fee equal to the cost of construction; and

**CERTIFIED COPY**

**WHEREAS**, on April 24, 2015, notice of a City Council public hearing was published in the Signal Tribune newspaper in accordance with Government Code §65091(a)(4) and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

**WHEREAS**, the project is exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of CEQA Guidelines in that it is not a project which has the potential to cause a significant effect on the environment; and

**WHEREAS**, on May 5, 2015, the City Council held a public hearing and all persons were given an opportunity to be heard; and

**WHEREAS**, the City Council has considered all comments received and responses thereto.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

Section 1. That Chapter 15.02 of Title 15 of the Municipal Code is repealed and a new Chapter 15.02 is hereby added to read as follows.

Chapter 15.02

BUILDING CODE GENERAL PROVISIONS

Sections:

- 15.02.010 Violations.
- 15.02.020 Responsibility.
- 15.02.030 Severability.
- 15.02.040 Code references.

15.02.010 Violations. All violations of the provisions of the 2013 editions of the California Building Code Volume 1, Volume 2, and Appendices, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Fire Code, the California Green Building Standards Code;

**CERTIFIED COPY**

the California Housing Code (1998 edition), the Uniform Housing Code (1997 edition), the Uniform Code for the Abatement of Dangerous Buildings (1997 edition), the Uniform Swimming Pool, Spa and Hot Tub Code (1997 edition), and the Uniform Building Security Code (1997 edition) adopted by the City shall be a misdemeanor and subject to the penalty provisions contained in Chapter 1.16 of the Signal Hill Municipal Code.

15.02.020 Responsibility. Building permits shall be presumed by the City to incorporate all of the work that the applicant, the applicant's agent, employees and/or contractors shall carry out. Said proposed work shall be in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto. No City approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code nor shall any vested rights be created for any work performed in violation of this code.

15.02.030 Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held 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 Signal Hill hereby declares that it would have adopted this Ordinance and each section, subsection, sentences, clauses, phrases, or portions thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

15.02.040 Code References. Unless superseded and expressly repealed, references in City forms, documents and regulations to the chapters and sections of the former Signal Hill Building and Safety Code shall be construed to apply to the corresponding provisions contained within this City of Signal Hill Building and Safety Code Ordinance, and all other ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

Section 2. That Chapter 15.04 of Title 15 of the Municipal Code is repealed and a new Chapter 15.04 is hereby added to read as follows:

Chapter 15.04

BUILDING CODE

Sections:

- 15.04.010 California Building Code, Volume1 and Volume 2 Adopted.
- 15.04.020 Definitions.
- 15.04.030 Deletions.
- 15.04.040 Section 105.2 amended – Exempted work.
- 15.04.050 Section 109.2 amended – Permit fees.
- 15.04.060 Section 109 amended – Plan review fees.
- 15.04.070 Section 109 amended – Investigation fees.
- 15.04.080 Section 1510.1 amended – General.
- 15.04.090 Appendix Chapter J amended.

**CERTIFIED COPY**

15.04.010 California Building Code, Volume 1 and Volume 2 Adopted. A. Except as provided in this chapter, those certain building codes known and designated as the California Building Code, Volume 1 and Volume 2, 2013 editions (Part 2, Title 24, California Code of Regulations), based on the International Building Code, 2012 edition, including the appendices to the International Building Code as published by the International Code Council, shall be and become the building code for the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City.

B. One copy of the California Building Code, Volume 1, Volume 2 and its appendices has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.04.020 Definitions. Whenever any of the following names or terms are used in the California Building Code Volume 1, Volume 2 or its appendices each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

- A. "Residential code" means Chapter 15.06 of this code as amended.
- B. "Fire code" means Chapter 15.08 of this code as amended.
- C. "Electrical code" means Chapter 15.12 of this code as amended.
- D. "Plumbing code" means Chapter 15.16 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.

15.04.030 Deletions. A. The California Building Code is amended by deleting Chapter 1, Division I therefrom.

B. The appendices to the California Building Code are amended by deleting Chapter 13 Energy Efficiency therefrom.

15.04.040 Section 105.2 – Amended – Exempted work. A. Section 105.2 of the California Building Code is amended by deleting Sections 105.2 Item 2 and 105.2 Item 4 and renumbering the remaining subsections accordingly, so that building permits are required for all fences and retaining walls regardless of height.

B. Section 105.2 of the California Building Code is amended by adding a new item so that replacement windows and doors in the same size openings are exempt from permits to read as follows:

105.2.12 Same size, replacement windows and doors installed in existing openings.

15.04.050 Permit Fees. Permit fees shall be those which the City Council may from time to time adopt by resolution.

15.04.060 Plan Review Fees. When a plan or other data are required to be submitted by Section 107, a plan review fee shall be paid at the time of submitting plans

**CERTIFIED COPY**

and specifications for review. Plan Review Fees shall be those which the City Council may from time to time adopt by resolution.

15.04.070 Investigation Fees – Work without a permit. A. Investigation. Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

B. Fee. An investigation fee, in addition to the permit fee, may be required and collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this Code. The payment of such investigation fee shall not exempt any person from compliance with all of the provisions of either this Code or the technical codes or from any penalty described by law.

15.04.080 Section 1510.1 Amended – General. Section 1510.1 of Chapter 15 of the California Building Code is amended to read in its entirety as follows:

Section 1510.1. All reroofing shall conform to the applicable provisions of Chapter 15 of this code and as otherwise required in this chapter.

If twenty-six percent (26%) or more of the roof covering of any building or structure is reroofed in any twelve (12) month period, the roof covering of such reroofed portion shall conform to the requirements of this code for new buildings or structures.

Roofing materials and methods of application shall comply with International Building Code referenced standards or shall follow the manufacturer's installation instructions when approved.

15.04.090 Amendments – Appendix Chapter J. Chapter J of the Appendices to the California Building Code is amended as follows:

A. Section J101.3 Amended – Purpose. Section J101 of the appendix to the California Building Code is added to read as follows:

Section J101.3. The purpose and intent of this appendix is to implement the programs and policies of the General Plan relating to the maintenance of the natural character and amenity of hillsides as a scenic resource of the City; and to safeguard life, limb, property and the public welfare by regulating grading on private property.

B. Section J102 Amended – Definitions. Section J102.1 of Appendix J of the California Building Code is amended by adding an additional sentence after the first sentence in the section to read as follows:

Additional definitions may be included in the City of Signal Hill Grading Manual, as adopted and approved by resolution of the City Council.

C. Section J103 Amended – Permits Required. Section J103.2 of the appendix to the California Building Code is amended to read as follows:

**CERTIFIED COPY**

Section J103.2 Exemptions. No person shall do any grading without first having obtained a grading permit from the Building Official except for the following:

1. An excavation below finished grade for basements and footings of a building retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than five (5) feet after the completion of such a structure.

2. Cemetery graves.

3. Refuse disposal sites controlled by other regulations.

4. Excavations for wells or tunnels or utilities.

5. Exploratory excavations under the direction of soil engineers or engineering geologists. Excavations shall be backfilled immediately or protected as directed by the Building Official. Locations of the exploratory excavations shall be shown accurately on a drawing. The Building Official shall determine the size and dimensions on the drawing. The City's geotechnical consultant shall approve any use of temporary backfill materials.

6. Restricted grading permits may be issued when the application has been approved by the City Engineer.

D. Section J104 Amended – Engineered Grading Requirements. Section J104.5 of the appendices of the International Building Code area is added to read as follows:

#### J104.5 Engineering grading requirements.

##### Section J104.5.1 Plans and Specifications.

1. Each application for a grading permit shall be accompanied by: three (3) sets of approved Grading Plans, two (2) copies of a soils engineering report and two (2) copies of an engineering geology report (if the site is in the Alquist-Priolo Special Studies Zone or if required by the Building Official).

2. The City Engineer may further require that preliminary soils reports be submitted to the City for review. Pursuant to such review, the City Engineer may require additional information or reject the report if it is found to be incomplete, inaccurate or unsatisfactory.

3. The grading plan shall be prepared under the supervision of a civil engineer, signed by a civil engineer and stamped with the civil engineer's seal.

4. The soils engineering and engineering geology reports shall be signed by those professionals authorized by the State of California to sign these reports.

##### Section J104.5.2 City Review of Plans.

1. The City will review each site with the intent of achieving the following objectives:

a. Minimize the height of slopes between building pads;

b. Encourage the use of retaining walls of less than six (6) feet in height to create a landscaped, terraced appearance. Provide four (4) foot wide landscaped terraces.

c. Encourage the use of multi levels within buildings and use building walls to take up slopes.

**CERTIFIED COPY**

- d. Preserve existing or introduce plant materials so as to protect slopes from soil erosion;
- e. Avoid long uniform slopes and successive terracing of building pads;
- f. The introduction and utilization of permanent full coverage irrigation systems adequate to sustain existing and developed slope plantings and to help protect against potential hazards due to fire; and
- g. The utilization of street designs and improvements which serve to reduce grading alterations and harmonize with the natural contours and character of the hillside.

2. Upon determination by the City, the applicant may be required to submit a scaled profile model depicting any or all portions of the site proposed for development.

3. The City of Signal Hill Grading Manual authorizes the Building Official to formulate such rules, procedures, and interpretations as may be necessary or convenient to administer the Excavation and Grading Code. Such rules, procedures and interpretations, and amendments thereto shall be referred to as the City of Signal Hill Grading Manual upon resolution of the City Council.

E. Section J106.1 Amended – Maximum slope. Section J106.1 of the California Building Code is amended to read:

J106.1 Maximum slope. The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no steeper than two units horizontal to one unit vertical.

F. Section J108.2 Amended – Setbacks. Section J108.2 of the California Building Code is amended to read:

Section J108.2 Top of slope. The tops of cuts and toes of fill slopes exposed to weathering shall be set back as far as necessary from the outer property boundaries of the permit area, including slope easements and in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. The top of cut or fill slopes exposed to weathering shall not be made nearer to the site boundary and/or permit area boundary line than three (3) feet for height of cut or fill or six (6) feet or less and five (5) feet for height of cut or fill more than six (6) feet. The tops and the toes of cut and fill slopes exposed to weathering shall be setback from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff, erosion or maintenance of the slopes. Unless otherwise approved by the Building Official based on recommendations in the approved soil engineering and/or engineering geology report on the approved grading plan, structure setbacks from slopes exposed to weathering shall be:

1. From top of cut or fill slope to building wall, one half of the height of cut or fill with seven (7) foot minimum and ten (10) foot maximum.

2. From the lower outside edge of the footing along a horizontal line to the face of the slope, the distance shall be one half of the height of cut or fill with five (5) foot minimum and ten (10) foot maximum.

3. From the toe of cut or fill slope to building wall, the distance shall be one half of the height of cut or fill with three (3) foot minimum and fifteen (15) maximum.

**CERTIFIED COPY**

4. The use of retaining walls to reduce setbacks must be approved by the Building Official.

G. Section J109.3 and J109.4 Amended – Drainage and Terracing. Section J109.3 and J109.4 of the California Building Code are amended to read:

Section J109.3 Disposal. All drainage facilities shall be designed to carry waters to the nearest practicable drainage course approved by the City Engineer. Erosion of ground in the area of concentrated discharge shall be prevented by installation of non-erosive down drains, riprap, energy dissipaters or other approved devices including a return of flow to a natural sheet flow condition provided the potential effects of greater volume than existing conditions generated are accounted for. Where surface waters are to be conveyed or directed onto adjacent property in an unnatural manner, the applicant shall be required, prior to issuance of a grading permit, to obtain a drainage easement from the owner of said property. This easement shall be recorded. There shall be a drainage gradient of two percent (2%) from the building pad toward an approved drainage facility.

Section J109.4 Interceptor drains. Paved interceptor drains shall be installed along the top of all cut and fill slopes where the tributary drainage area above slopes towards the cut or fill and has a drainage path greater than forty (40) feet measured horizontally. Interceptor drains shall be paved with a minimum of three (3) inches of concrete or gunite and reinforced. They shall have a minimum depth of twelve (12) inches and a minimum paved width of thirty (30) inches measured horizontally across the drain. The slope of the drain shall be approved by the Building Official.

Section 3. That Chapter 15.06 of Title 15 of the Municipal Code is added to read in its entirety as follows:

Chapter 15.06

RESIDENTIAL CODE

Sections:

- 15.06.010 California Residential Code adopted.
- 15.06.020 Definitions.
- 15.06.030 Deletions.
- 15.06.040 Permit fees.

15.06.010 California Residential Code adopted. A. Except as provided in this chapter, those certain building codes known and designated as the California Residential Code, 2013 editions (Part 2.5, Title 24, California Code of Regulations), based on the International Residential Code, 2012 edition, including the appendices to the International Residential Code as published by the International Code Council, shall be and become the residential code of the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City.

**CERTIFIED COPY**

B. One copy of the California Residential Code and its appendices has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.06.020 Definitions. Whenever any of the following names or terms are used in the California Residential Code or its appendices each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Fire code" means Chapter 15.08 of this code as amended.
- C. "Electrical code" means Chapter 15.12 of this code as amended.
- D. "Plumbing code" means Chapter 15.16 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.

15.06.030 Deletions. The California Residential Code is amended by deleting Chapter 1, Division I therefrom.

15.06.040 Permit fees. The residential code permit fees shall be those which the City Council may from time to time adopt by resolution.

Section 4. That Chapter 15.08 of Title 15 of the Municipal Code is repealed and a new Chapter 15.08 is hereby added to read in its entirety as follows:

Chapter 15.08

FIRE CODE

Sections:

- 15.08.010 California Fire Code adopted.
- 15.08.020 Definitions.
- 15.08.030 Copies on file.
- 15.08.040 Conflicts with other code provisions.

15.08.010 California Fire Code adopted. Except as provided in this chapter, the fire code known as the California Fire Code, 2013 edition (Part 9, Title 24 California Code of Regulations) based the International Fire Code, 2012 edition, as published by the International Code Council, shall become the fire code of the City for purposes of prescribing regulations governing conditions hazardous to life and property from fire or explosion.

15.08.020 Definitions. The definitions in this section shall supersede the definitions of the same words and phrases contained in Chapter 2 of the California Fire Code:

- A. "Administrator" means the administrator of the City of Signal Hill.
- B. "Building code" means Chapter 15.04 of the Signal Hill Municipal

Code.

**CERTIFIED COPY**

- C. "Building Official" means the building official of the City of Signal Hill.
- D. "Chief of police" means the chief of police of the City of Signal Hill.
- E. "Electrical code" means Chapter 15.12 of the Signal Hill Municipal

Code.

- F. "Governing body" means the City Council of the City of Signal Hill.
- G. "Jurisdictional area" means that portion of the county which lies

within the boundaries of the City of Signal Hill.

- H. "Municipality" or "City" means the City of Signal Hill.
- I. "Plumbing code" means Chapter 15.16 of the Signal Hill Municipal

Code.

- J. "Mechanical code" means Chapter 15.20 of the Signal Hill Municipal

Code.

15.08.030 Copies on file. The City Clerk shall cause to be filed in the Clerk's office one copy of the California Fire Code as amended to date and of each handbook, manual, pamphlet, circular or other document which is referred to in the California Fire Code and incorporated therein by reference, and the Clerk shall certify that each copy of the document so filed is a true copy of the document of which it purports to be a copy. These copies shall be maintained at all times by the Clerk for use and examination by the public.

15.08.040 Conflicts with other code provisions. Wherever the provisions of this chapter conflict with the provisions of Titles 9, 16 or 20, or other provisions of the Signal Hill Municipal Code, such other provisions of the Signal Hill Municipal Code shall govern and control.

Section 5. That Chapter 15.10 of Title 15 of the Municipal Code is added to read in its entirety as follows:

#### Chapter 15.10

#### CAL GREEN CODE

#### Sections:

- 15.10.010 Cal Green Code adopted.
- 15.10.020 Definitions.
- 15.10.030 Deletions.
- 15.10.040 Permit fees.

15.10.010 Cal Green Code adopted. A. Except as provided in this chapter, those certain building codes known and designated as the Cal Green Building Standards Code, 2013 editions (Part 11, Title 24, California Code of Regulations), shall be and become the green building code of the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City.

**CERTIFIED COPY**

B. One copy of the Cal Green Building Standards Code and its appendices has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.10.020 Definitions. Whenever any of the following names or terms are used in the Cal Green Code each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Electrical code" means Chapter 15.12 of this code as amended.
- E. "Plumbing code" means Chapter 15.16 of this code as amended.
- F. "Mechanical code" means Chapter 15.20 of this code as amended.

15.10.030 Deletions. The Cal Green Code is amended by deleting Chapter 1, Division I therefrom.

15.10.040 Permit fees. The green building code permit fees shall be those which the City Council may from time to time adopt by resolution.

Section 6. That Chapter 15.12 of Title 15 of the Municipal Code is repealed and a new Chapter 15.12 is hereby added to read in its entirety as follows:

Chapter 15.12

ELECTRICAL CODE

Sections:

- 15.12.010 California Electrical Code adopted.
- 15.12.020 Definitions.
- 15.12.030 Deletions.
- 15.12.040 Undergrounding of utilities.
- 15.12.050 Permit fees.
- 15.12.060 Permits issued only to state licensed electrical contractors.

15.12.010 California Electrical Code adopted. A. Except as provided in this chapter, that certain electrical code known and designated as the California Electrical Code, 2013 edition, (Part 3, Title 24, California Code of Regulations) based on the National Electrical Code, 2011 edition, published by the National Fire Protection Association, shall be and become the electrical code of the City for regulating the installation, arrangement, alteration, repairs, use and other operation of electrical wiring, connections, fixtures, and other electrical appliances on premises within the City.

B. One copy of the California Electrical Code has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

**CERTIFIED COPY**

15.12.020 Definitions. Whenever any of the following names or terms are used in the California Electrical Code each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Plumbing code" means Chapter 15.16 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.

15.12.030 Deletions. The California Electrical Code is amended by deleting California Article 89 therefrom.

15.12.040 Undergrounding of Utilities.\* A. Underground utilities shall be installed in a new development in accordance with the rules and regulations of the serving utility as approved by the public utilities commission. When such rules and regulations do not apply, overhead utility lines may serve a new development; provided, however, that conduit (raceway) from service equipment shall be placed underground to the curb line and /or utility right-of-way. Said conduit (raceway) shall include but not be limited to electric, telephone, communication, exterior lighting, and television cable.

\*For additional provisions regarding underground utilities, see Chapter 13.08 of this code.

B. All related equipment such as transformers, meters, etc., may be permitted aboveground but not in the required front yard setback or the side yard setback adjacent to a street unless otherwise approved by the administrative committee.

C. After fifty and one-tenth percent (50.1%) of any street frontage of any City block has been developed with underground utilities, it shall be the responsibility of the City to investigate the feasibility of establishing an underground utility district for the block to have all utilities placed underground.

15.12.050 Permit fees. The electrical permit fees shall be those which the City Council may from time to time adopt by resolution.

15.12.060 Permits issued only to state licensed electrical contractors. Permits as required by this chapter shall be issued only to state licensed electrical contractor acting in compliance with the business and professions code of the state. Exceptions:

1. A permit may be issued to a person holding a valid, unsuspended, unrevoked and unexpired electrical maintenance license.

2. A permit may be issued to the owner to do any electrical work regulated by this code in a single-family dwelling or two-family dwelling including accessory buildings or structures thereto if such person is the bona fide owner and resides or intends to reside in the dwelling.

3. A permit may be issued to or work performed by any responsible person not acting in violation of Division 3, Chapter 9 of the Business and Professions

**CERTIFIED COPY**

Code of the State provided that all work performed pursuant to the permit is done by a state-licensed electrician.

Section 7. That Chapter 15.16 of Title 15 of the Municipal Code is repealed and a new Chapter 15.16 is hereby added to read in its entirety as follows:

Chapter 15.16

PLUMBING CODE

Sections:

- 15.16.010 California Plumbing Code adopted.
- 15.16.020 Deletions.
- 15.16.030 Permit fees.
- 15.16.040 Section 608.2 amended – Excessive water pressure.

15.16.010 California Plumbing Code adopted. A. Except as provided in this chapter, that certain plumbing code known and designated as the California Plumbing Code, 2013 edition, (Part 5, Title 24, California Code of Regulations), based on the Uniform Plumbing Code, 2012 edition including the appendix to the Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, shall be and become the code of the City, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City.

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

15.16.020 Definitions. Whenever any of the following names or terms are used in the California Plumbing Code each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

- A. “Building code” means Chapter 15.04 of this code as amended.
- B. “Residential code” means Chapter 15.06 of this code as amended.
- C. “Fire code” means Chapter 15.08 of this code as amended.
- D. “Electrical code” means Chapter 15.12 of this code as amended.
- E. “Mechanical code” means Chapter 15.20 of this code as amended.

15.16.030 Deletions. The California Plumbing Code is amended by deleting Chapter 1, Division 1 therefrom.

15.16.040 Permit fees. The plumbing permit fees shall be those which the City Council may from time to time adopt by resolution.

15.16.050 Section 608.2 Amended – Excessive water pressure. Section 608.2 of the California Plumbing Code is amended to read in its entirety as follows:

**CERTIFIED COPY**

Section 608.2 Excessive water pressure. All water service systems shall be equipped with an approved type pressure regulator preceded by an adequate strainer and the pressure reduced to 80 pounds per square inch (551.2 kPa) or less. For potable water services up to and including one and one-half inch (38.1 mm) regulators, provision shall be made to prevent pressure on the building side of the regulator from exceeding main supply pressure. Approved regulators with integral bypasses are acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily accessible for disconnecting the supply piping. All pipe size determinations shall be based on 80 percent (80%) of the reduced pressure when using Table 610.4.

Section 8. That Chapter 15.20 of Title 15 of the Municipal Code is repealed and a new Chapter 15.20 is hereby added to read in its entirety as follows:

### Chapter 15.20

### MECHANICAL CODE

#### Sections:

- 15.20.010 California Mechanical Code adopted.
- 15.20.020 Definitions.
- 15.20.030 Deletions.
- 15.20.040 Permit fees.

15.20.010 California Mechanical Code adopted. A. Except as provided in this chapter, that certain mechanical code known and designated as the California Mechanical Code, 2013 edition, (Part 4, Title 24, California Code of Regulations), based on the Uniform Mechanical Code, 2012 edition including the appendix to the Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials, shall be and become the code of the City, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances.

B. One copy of the California Mechanical Code has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

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

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Electrical code" means Chapter 15.12 of this code as amended.
- E. "Plumbing code" means Chapter 15.16 of this code as amended.

**CERTIFIED COPY**

15.20.030 Deletions. The California Mechanical Code is amended by deleting Chapter 1, Division 1 therefrom.

15.20.040 Permit fees. The mechanical permit fees shall be those which the City Council may from time to time adopt by resolution.

Section 9. The Director of Community Development is instructed to, and shall, transmit a copy of this Ordinance together with any appropriate supporting documentation, to the California Building Standards Commission in accordance with California Health and Safety Code Section 17958.7.

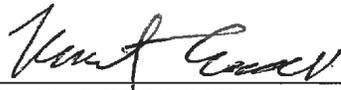
Section 10. This ordinance shall take effect thirty (30) days after the date of its adoption, and prior to the expiration of thirty (30) days from the passage thereof shall be published at least twice in the Signal Hill Tribune, a newspaper of general circulation, published and circulated in the City of Signal Hill, California, and thenceforth and thereafter the same shall be in full force and effect.

**CERTIFIED COPY**

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Signal Hill, California, on this 5<sup>th</sup> day of May, 2015.

  
LARRY FORESTER  
MAYOR

ATTEST:

  
ROBERT D. COPELAND  
CITY CLERK

RECEIVED  
2015 MAY 26 P 3:18  
CALIFORNIA BUILDING STANDARDS COMMISSION

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.  
CITY OF SIGNAL HILL )

I, ROBERT D. COPELAND, City Clerk of the City of Signal Hill, California, hereby certify that the foregoing Ordinance No. 2015-05-1474 was introduced at a regular meeting of the City Council of the City of Signal Hill held on the 5th day of May 2015, and adopted at a regular meeting of the City Council held on 19th day of May 2015 by the following vote:

AYES: MAYOR LARRY FORESTER, VICE MAYOR LORI Y. WOODS, COUNCIL MEMBERS TINA L. HANSEN, MICHAEL J. NOLL, EDWARD H.J. WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

I do hereby certify that the foregoing is a full, true and correct copy of the following original document on file with the City of Signal Hill: Ordinance No. 2015-05-1474

By:   
Date: 5-20-15

CERTIFIED COPY

  
ROBERT D. COPELAND  
CITY CLERK

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       )SS  
CITY OF SIGNAL HILL            )

I, ROBERT COPELAND, City Clerk of the City of Signal Hill, California, do hereby certify that this document is a true and correct copy of Ordinance No. 2015-05-1474, was introduced at a regular meeting held on May 5, 2015 and adopted at a regular meeting of the City Council on Tuesday, March 19, 2015, and that it has been published and posted pursuant to G.C. 36933, G.C. 40806, and SHMC 1.08.010.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19<sup>th</sup> day of May 2015.

  
\_\_\_\_\_  
ROBERT COPELAND  
City Clerk  
City of Signal Hill, California

RECEIVED  
2015 MAY 26 P 3 18  
CALIFORNIA BUILDING  
STANDARDS COMMISSION

**CERTIFIED COPY**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL  
SIGNAL HILL, CALIFORNIA, APPROVING  
AMENDMENT 15-02, AMENDING TITLE  
SIGNAL HILL MUNICIPAL CODE ENTITLED "BUILDINGS  
AND CONSTRUCTION"**

*Specific sections  
& justifications are  
highlighted in this  
copy.*  
*Lenny Helleund*

**WHEREAS**, the City Council of the City of Signal Hill intends to pass an ordinance adopting the California Building Standards Code which consists of the 2013 editions of the California Building Code Volume 1, Volume 2, and Appendices, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Fire Code, the California Green Building Standards Code; and making modifications and changes thereto, all of which shall comprise a portion of the Signal Hill Building and Safety Code; and

**WHEREAS**, on November 2, 1999, the California Housing Code (1998 edition), the Uniform Housing Code (1997 edition), the Uniform Code for the Abatement of Dangerous Buildings (1997 edition), the Uniform Swimming Pool, Spa and Hot Tub Code (1997 edition), and the Uniform Building Security Code (1997 edition) were adopted along with the 1998 editions of the California Building Codes as part of the Signal Hill Building and Safety Code and shall remain a portion thereof; and

**WHEREAS**, pursuant to Health and Safety Code Section 18901 et seq., the California Building Standards Code is based in part on the International Building Code, International Residential Code, International Fire Code, California Green Building Standards Codes, Uniform Housing Code, Uniform Mechanical Code, Uniform Plumbing Code and the National Electrical Code; and

**WHEREAS**, the City Council of the City of Signal Hill recognizes certain unique characteristics of the City which are not adequately addressed by the aforementioned codes; and

**WHEREAS**, Section 17958.5 of the Health and Safety Code expressly authorizes cities to make changes in the California Building Standards Code which cities find reasonably necessary due to local climatic, geological, or topographical conditions; and

**WHEREAS**, as required by Health and Safety Code Section 17958.7(a), the amendments to the California Building Standards Code adopted by this ordinance are necessary for the protection of the public health, safety and welfare due to the local climatic, geologic or topographical conditions as described below:

A. This amendment is necessary for administrative clarification and does not modify a California Building Standard pursuant to California Health and Safety Code Sections 17958, 17958.5 and 17958.7. This amendment establishes administrative standards for the effective enforcement of building standards through the City of Signal Hill.

B. Petroleum Production Areas. Oil was discovered in the City in 1919 and the area soon became one of the largest active oil fields in the world. Signal Hill is part of the Long Beach oil field. Roughly 2,900 wells were drilled in the Long Beach field, of which approximately 421 are currently active within the boundary of the City of Signal Hill. The majority of wells have been abandoned to varying State standards over the last 96 years. An extensive secondary recovery system in operation uses water injection wells and pipelines to transport a mixture of water with oil and gas to centralized processing facilities. The City's oil field legacy frequently results in properties with contaminated soils, idled pipelines, abandoned sumps, arsenic, toxic metals and hydrocarbons which must be remediated as a part of the development process. The design of all projects must consider the preservation of access to wells and easements for pipelines and oil field utilities. All wells including active, inactive or abandoned wells must be considered during the plan review process and certain wells must be abandoned, reabandoned or improved to conform to the State of California Department of Conservation standards.

C. Geologic Conditions - Earthquake Hazards. The City is subject to earthquake hazards caused by its location on the Newport-Inglewood Fault. The Newport-Inglewood Fault is a normal fault with a strike slip fault component. The Newport-Inglewood Fault has been designated by the Alquist-Priolo Geologic Hazards Zones and

Acts as a Special Studies Zone. The Special Studies Zone requires developers to provide a report prepared by a registered geologist. The recommendations within the report must be implemented which may include setbacks to be maintained and/or structural requirements. Grading plans and structures must be designed in accordance with Uniform Grading Codes/Uniform Building Codes.

D. Topographic Condition - View Policy. The hilltop in Signal Hill provides the City with its most identifying feature. All new development and major rebuilds or additions are projects subject to the City's View Policy. The City's View Policy clarifies circumstances under which a view analysis is required and establishes guidelines for views which are eligible for preservation and recommendations of modifications to proposed project in order to protect views.

E. Topographic Condition - Soils. Signal Hill is located in the Los Angeles Coast Plain. The plain sits on an extraordinarily deep marine and nonmarine sedimentary base that has an important bearing on earthquakes, petroleum deposits and subsidence problems. Slopes vary from 10 to 80 percent. Slopes over 20 percent are not generally considered suitable for urban development. In addition, highly expansive or compressible soils and land with significant rock outcroppings or other landforms are not suitable for development. Although the soils of Signal Hill, which are characterized primarily by sand, silt and clay deposits, are considered to be a sound foundation for buildings and development, the possibility of a geologic hazard always exists. Appropriate planning and prudent design are required to decrease the danger and possibility of a severe slope hazard. Grading and erosion control plans prepared by a registered civil engineer are required for all projects.

F. Drainage. The City's stormwater drains into the Pacific Ocean. Accordingly, in order to protect ocean water quality, all grading and development activity must include stormwater pollution protection as a primary consideration. Developers are responsible for construction or upgrading of sewer and water mains, storm drains, streetlights, fire hydrants, street trees and street signs. Construction is required concurrent with project development and a performance bond for the construction must be obtained before the issuance of building permits. In certain situations where construction is infeasible, the City may accept an in lieu fee equal to the cost of construction; and

**WHEREAS**, on April 24, 2015, notice of a City Council public hearing was published in the Signal Tribune newspaper in accordance with Government Code §65091(a)(4) and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

**WHEREAS**, the project is exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of CEQA Guidelines in that it is not a project which has the potential to cause a significant effect on the environment; and

**WHEREAS**, on May 5, 2015, the City Council held a public hearing and all persons were given an opportunity to be heard; and

**WHEREAS**, the City Council has considered all comments received and responses thereto.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

Section 1. That Chapter 15.02 of Title 15 of the Municipal Code is repealed and a new Chapter 15.02 is hereby added to read as follows.

Chapter 15.02

BUILDING CODE GENERAL PROVISIONS

Sections:

- 15.02.010 Violations.
- 15.02.020 Responsibility.
- 15.02.030 Severability.
- 15.02.040 Code references.

15.02.010 Violations. **[Justification: A]** All violations of the provisions of the 2013 editions of the California Building Code Volume 1, Volume 2, and Appendices, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Fire Code, the California Green

Building Standards Code; the California Housing Code (1998 edition), the Uniform Housing Code (1997 edition), the Uniform Code for the Abatement of Dangerous Buildings (1997 edition), the Uniform Swimming Pool, Spa and Hot Tub Code (1997 edition), and the Uniform Building Security Code (1997 edition) adopted by the City shall be a misdemeanor and subject to the penalty provisions contained in Chapter 1.16 of the Signal Hill Municipal Code.

**15.02.020 Responsibility.** **[Justification: A]** Building permits shall be presumed by the City to incorporate all of the work that the applicant, the applicant's agent, employees and/or contractors shall carry out. Said proposed work shall be in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto. No City approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code nor shall any vested rights be created for any work performed in violation of this code.

**15.02.030 Severability.** **[Justification: A]** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held 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 Signal Hill hereby declares that it would have adopted this Ordinance and each section, subsection, sentences, clauses, phrases, or portions thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

**15.02.040 Code References.** **[Justification: A]** Unless superseded and expressly repealed, references in City forms, documents and regulations to the chapters and sections of the former Signal Hill Building and Safety Code shall be construed to apply to the corresponding provisions contained within this City of Signal Hill Building and Safety Code Ordinance, and all other ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

**Section 2.** That Chapter 15.04 of Title 15 of the Municipal Code is repealed and a new Chapter 15.04 is hereby added to read as follows:

#### Chapter 15.04

#### BUILDING CODE

#### Sections:

- 15.04.010 California Building Code, Volume1 and Volume 2 Adopted.
- 15.04.020 Definitions.
- 15.04.030 Deletions.
- 15.04.040 Section 105.2 amended – Exempted work.
- 15.04.050 Section 109.2 amended – Permit fees.
- 15.04.060 Section 109 amended – Plan review fees.
- 15.04.070 Section 109 amended – Investigation fees.
- 15.04.080 Section 1510.1 amended – General.

15.04.090 Appendix Chapter J amended.

15.04.010 California Building Code, Volume 1 and Volume 2 Adopted. A. Except as provided in this chapter, those certain building codes known and designated as the California Building Code, Volume 1 and Volume 2, 2013 editions (Part 2, Title 24, California Code of Regulations), based on the International Building Code, 2012 edition, including the appendices to the International Building Code as published by the International Code Council, shall be and become the building code for the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City.

B. One copy of the California Building Code, Volume 1, Volume 2 and its appendices has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.04.020 Definitions. Whenever any of the following names or terms are used in the California Building Code Volume 1, Volume 2 or its appendices (CBC)(Title 24 Part 2) each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows: [Justification: A]

- A. "Residential code" means Chapter 15.06 of this code as amended.
- B. "Fire code" means Chapter 15.08 of this code as amended.
- C. "Electrical code" means Chapter 15.12 of this code as amended.
- D. "Plumbing code" means Chapter 15.16 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.

15.04.030 Deletions. A. The California Building Code is amended by deleting Chapter 1, Division I therefrom. [Justification: A]

B. The appendices to the California Building Code are amended by deleting Chapter 13 Energy Efficiency therefrom. [Justification: A]

15.04.040 Section 105.2 – Amended – Exempted work. (CBC 105) A. Section 105.2 of the California Building Code is amended by deleting Sections 105.2 Item 2 and 105.2 Item 4 and renumbering the remaining subsections accordingly, so that building permits are required for all fences and retaining walls regardless of height. [Justification: A]

B. Section 105.2 of the California Building Code is amended by adding a new item so that replacement windows and doors in the same size openings are exempt from permits to read as follows: [Justification: A]

105.2.12 Same size, replacement windows and doors installed in existing openings.

15.04.050 Permit Fees. (CBC 109.2) Permit fees shall be those which the City Council may from time to time adopt by resolution. [Justification: A]

**15.04.060 Plan Review Fees. (CBC 109)** When a plan or other data are required to be submitted by Section 107, a plan review fee shall be paid at the time of submitting plans and specifications for review. Plan Review Fees shall be those which the City Council may from time to time adopt by resolution. **[Justification: A]**

**15.04.070 Investigation Fees – Work without a permit. (CBC 109)** A. Investigation. Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. **[Justification: A]**

B. Fee. An investigation fee, in addition to the permit fee, may be required and collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this Code. The payment of such investigation fee shall not exempt any person from compliance with all of the provisions of either this Code or the technical codes or from any penalty described by law. **[Justification: A]**

**15.04.080 Section 1510.1 Amended – General. (CBC 1510.1)** Section 1510.1 of Chapter 15 of the California Building Code is amended to read in its entirety as follows: **[Justification: A]**

Section 1510.1. All reroofing shall conform to the applicable provisions of Chapter 15 of this code and as otherwise required in this chapter.

If twenty-six percent (26%) or more of the roof covering of any building or structure is reroofed in any twelve (12) month period, the roof covering of such reroofed portion shall conform to the requirements of this code for new buildings or structures.

Roofing materials and methods of application shall comply with International Building Code referenced standards or shall follow the manufacturer's installation instructions when approved.

**15.04.090 Amendments – Appendix Chapter J. (CBC Appendix J)** Chapter J of the Appendices to the California Building Code is amended as follows:

A. Section J101.3 Amended – Purpose. Section J101 **(CBC J101.3)** of the appendix to the California Building Code is added to read as follows:

Section J101.3. The purpose and intent of this appendix is to implement the programs and policies of the General Plan relating to the maintenance of the natural character and amenity of hillsides as a scenic resource of the City; and to safeguard life, limb, property and the public welfare by regulating grading on private property. **[Justification: B, C, D and E]**

B. Section J102 Amended – Definitions. Section J102.1 of Appendix J of the California Building Code is amended by adding an additional sentence after the first sentence in the section to read as follows: **[Justification: A]**

Additional definitions may be included in the City of Signal Hill Grading Manual, as adopted and approved by resolution of the City Council.

C. Section J103 Amended – Permits Required. Section J103.2 of the appendix to the California Building Code is amended to read as follows: [Justification: B, C, D and E]

Section J103.2 Exemptions. No person shall do any grading without first having obtained a grading permit from the Building Official except for the following:

1. An excavation below finished grade for basements and footings of a building retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than five (5) feet after the completion of such a structure.

2. Cemetery graves.

3. Refuse disposal sites controlled by other regulations.

4. Excavations for wells or tunnels or utilities.

5. Exploratory excavations under the direction of soil engineers or engineering geologists. Excavations shall be backfilled immediately or protected as directed by the Building Official. Locations of the exploratory excavations shall be shown accurately on a drawing. The Building Official shall determine the size and dimensions on the drawing. The City's geotechnical consultant shall approve any use of temporary backfill materials.

6. Restricted grading permits may be issued when the application has been approved by the City Engineer.

D. Section J104 Amended – Engineered Grading Requirements. Section J104.5 of the appendices of the International Building Code area is added to read as follows: [Justification: B, C, D and E]

J104.5 Engineering grading requirements.

Section J104.5.1 Plans and Specifications.

1. Each application for a grading permit shall be accompanied by: three (3) sets of approved Grading Plans, two (2) copies of a soils engineering report and two (2) copies of an engineering geology report (if the site is in the Alquist-Priolo Special Studies Zone or if required by the Building Official).

2. The City Engineer may further require that preliminary soils reports be submitted to the City for review. Pursuant to such review, the City Engineer may require additional information or reject the report if it is found to be incomplete, inaccurate or unsatisfactory.

3. The grading plan shall be prepared under the supervision of a civil engineer, signed by a civil engineer and stamped with the civil engineer's seal.

4. The soils engineering and engineering geology reports shall be signed by those professionals authorized by the State of California to sign these reports.

Section J104.5.2 City Review of Plans.

1. The City will review each site with the intent of achieving the following objectives:

- a. Minimize the height of slopes between building pads;
- b. Encourage the use of retaining walls of less than six (6) feet in height to create a landscaped, terraced appearance. Provide four (4) foot wide landscaped terraces.
- c. Encourage the use of multi levels within buildings and use building walls to take up slopes.
- d. Preserve existing or introduce plant materials so as to protect slopes from soil erosion;
- e. Avoid long uniform slopes and successive terracing of building pads;
- f. The introduction and utilization of permanent full coverage irrigation systems adequate to sustain existing and developed slope plantings and to help protect against potential hazards due to fire; and
- g. The utilization of street designs and improvements which serve to reduce grading alterations and harmonize with the natural contours and character of the hillside.

2. Upon determination by the City, the applicant may be required to submit a scaled profile model depicting any or all portions of the site proposed for development.

3. The City of Signal Hill Grading Manual authorizes the Building Official to formulate such rules, procedures, and interpretations as may be necessary or convenient to administer the Excavation and Grading Code. Such rules, procedures and interpretations, and amendments thereto shall be referred to as the City of Signal Hill Grading Manual upon resolution of the City Council.

E. Section J106.1 Amended – Maximum slope. Section J106.1 of the California Building Code is amended to read: [\[Justification: C, D and E\]](#)

J106.1 Maximum slope. The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no steeper than two units horizontal to one unit vertical.

F. Section J108.2 Amended – Setbacks. Section J108.2 of the California Building Code is amended to read: [\[Justification: C, D and E\]](#)

Section J108.2 Top of slope. The tops of cuts and toes of fill slopes exposed to weathering shall be set back as far as necessary from the outer property boundaries of the permit area, including slope easements and in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. The top of cut or fill slopes exposed to weathering shall not be made nearer to the site boundary and/or permit area boundary line than three (3) feet for height of cut or fill or six (6) feet or less and five (5) feet for height of cut or fill more than six (6) feet. The tops and the toes of cut and fill slopes exposed to weathering shall be setback from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff, erosion or maintenance of the slopes. Unless otherwise approved by the Building Official based on recommendations in the approved soil engineering and/or

engineering geology report on the approved grading plan, structure setbacks from slopes exposed to weathering shall be:

1. From top of cut or fill slope to building wall, one half of the height of cut or fill with seven (7) foot minimum and ten (10) foot maximum.
2. From the lower outside edge of the footing along a horizontal line to the face of the slope, the distance shall be one half of the height of cut or fill with five (5) foot minimum and ten (10) foot maximum.
3. From the toe of cut or fill slope to building wall, the distance shall be one half of the height of cut or fill with three (3) foot minimum and fifteen (15) maximum.
4. The use of retaining walls to reduce setbacks must be approved by the Building Official.

G. Section J109.3 and J109.4 Amended – Drainage and Terracing. Section J109.3 and J109.4 of the California Building Code are amended to read: Justification: E and F]

Section J109.3 Disposal. All drainage facilities shall be designed to carry waters to the nearest practicable drainage course approved by the City Engineer. Erosion of ground in the area of concentrated discharge shall be prevented by installation of non-erosive down drains, riprap, energy dissipaters or other approved devices including a return of flow to a natural sheet flow condition provided the potential effects of greater volume than existing conditions generated are accounted for. Where surface waters are to be conveyed or directed onto adjacent property in an unnatural manner, the applicant shall be required, prior to issuance of a grading permit, to obtain a drainage easement from the owner of said property. This easement shall be recorded. There shall be a drainage gradient of two percent (2%) from the building pad toward an approved drainage facility.

Section J109.4 Interceptor drains. Paved interceptor drains shall be installed along the top of all cut and fill slopes where the tributary drainage area above slopes towards the cut or fill and has a drainage path greater than forty (40) feet measured horizontally. Interceptor drains shall be paved with a minimum of three (3) inches of concrete or gunite and reinforced. They shall have a minimum depth of twelve (12) inches and a minimum paved width of thirty (30) inches measured horizontally across the drain. The slope of the drain shall be approved by the Building Official.

Section 3. That Chapter 15.06 of Title 15 of the Municipal Code is added to read in its entirety as follows:

Chapter 15.06

RESIDENTIAL CODE

Sections:

- 15.06.010 California Residential Code adopted.
- 15.06.020 Definitions.
- 15.06.030 Deletions.

15.06.040 Permit fees.

15.06.010 California Residential Code adopted. A. Except as provided in this chapter, those certain building codes known and designated as the California Residential Code, 2013 editions (Part 2.5, Title 24, California Code of Regulations), based on the International Residential Code, 2012 edition, including the appendices to the International Residential Code as published by the International Code Council, shall be and become the residential code of the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City.

B. One copy of the California Residential Code and its appendices has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.06.020 Definitions. (CRC R202) Whenever any of the following names or terms are used in the California Residential Code or its appendices each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

[Justification: A]

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Fire code" means Chapter 15.08 of this code as amended.
- C. "Electrical code" means Chapter 15.12 of this code as amended.
- D. "Plumbing code" means Chapter 15.16 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.

15.06.030 Deletions. The California Residential Code is amended by deleting Chapter 1, Division I therefrom. [Justification: A]

15.06.040 Permit fees. The residential code permit fees shall be those which the City Council may from time to time adopt by resolution. [Justification: A]

Section 4. That Chapter 15.08 of Title 15 of the Municipal Code is repealed and a new Chapter 15.08 is hereby added to read in its entirety as follows:

Chapter 15.08

FIRE CODE

Sections:

- 15.08.010 California Fire Code adopted.
- 15.08.020 Definitions.
- 15.08.030 Copies on file.
- 15.08.040 Conflicts with other code provisions.

15.08.010 California Fire Code adopted. Except as provided in this chapter, the fire code known as the California Fire Code, 2013 edition (Part 9, Title 24 California Code

of Regulations) based the International Fire Code, 2012 edition, as published by the International Code Council, shall become the fire code of the City for purposes of prescribing regulations governing conditions hazardous to life and property from fire or explosion.

15.08.020 Definitions. (CFC 202) The definitions in this section shall supersede the definitions of the same words and phrases contained in Chapter 2 of the California Fire Code: Justification: A

- A. "Administrator" means the administrator of the City of Signal Hill.
- B. "Building code" means Chapter 15.04 of the Signal Hill Municipal Code.
- C. "Building Official" means the building official of the City of Signal Hill.
- D. "Chief of police" means the chief of police of the City of Signal Hill.
- E. "Electrical code" means Chapter 15.12 of the Signal Hill Municipal Code.
- F. "Governing body" means the City Council of the City of Signal Hill.
- G. "Jurisdictional area" means that portion of the county which lies within the boundaries of the City of Signal Hill.
- H. "Municipality" or "City" means the City of Signal Hill.
- I. "Plumbing code" means Chapter 15.16 of the Signal Hill Municipal Code.
- J. "Mechanical code" means Chapter 15.20 of the Signal Hill Municipal Code.

15.08.030 Copies on file. The City Clerk shall cause to be filed in the Clerk's office one copy of the California Fire Code as amended to date and of each handbook, manual, pamphlet, circular or other document which is referred to in the California Fire Code and incorporated therein by reference, and the Clerk shall certify that each copy of the document so filed is a true copy of the document of which it purports to be a copy. These copies shall be maintained at all times by the Clerk for use and examination by the public.

15.08.040 Conflicts with other code provisions. Wherever the provisions of this chapter conflict with the provisions of Titles 9, 16 or 20, or other provisions of the Signal Hill Municipal Code, such other provisions of the Signal Hill Municipal Code shall govern and control.

Section 5. That Chapter 15.10 of Title 15 of the Municipal Code is added to read in its entirety as follows:

Chapter 15.10

CAL GREEN CODE

Sections:

- 15.10.010 Cal Green Code adopted.
- 15.10.020 Definitions.

- 15.10.030 Deletions.
- 15.10.040 Permit fees.

15.10.010 Cal Green Code adopted. A. Except as provided in this chapter, those certain building codes known and designated as the Cal Green Building Standards Code, 2013 editions (Part 11, Title 24, California Code of Regulations), shall be and become the green building code of the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City.

B. One copy of the Cal Green Building Standards Code and its appendices has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.10.020 Definitions. (CGBSC 202) Whenever any of the following names or terms are used in the Cal Green Code each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows: [Justification: A]

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Electrical code" means Chapter 15.12 of this code as amended.
- E. "Plumbing code" means Chapter 15.16 of this code as amended.
- F. "Mechanical code" means Chapter 15.20 of this code as amended.

15.10.030 Deletions. The Cal Green Code is amended by deleting Chapter 1, Division I therefrom. [Justification: A]

15.10.040 Permit fees. The green building code permit fees shall be those which the City Council may from time to time adopt by resolution. [Justification: A]

Section 6. That Chapter 15.12 of Title 15 of the Municipal Code is repealed and a new Chapter 15.12 is hereby added to read in its entirety as follows:

#### Chapter 15.12

#### ELECTRICAL CODE

##### Sections:

- 15.12.010 California Electrical Code adopted.
- 15.12.020 Definitions.
- 15.12.030 Deletions.
- 15.12.040 Undergrounding of utilities.
- 15.12.050 Permit fees.
- 15.12.060 Permits issued only to state licensed electrical contractors.

15.12.010 California Electrical Code adopted. A. Except as provided in this chapter, that certain electrical code known and designated as the California Electrical

Code, 2013 edition, (Part 3, Title 24, California Code of Regulations) based on the National Electrical Code, 2011 edition, published by the National Fire Protection Association, shall be and become the electrical code of the City for regulating the installation, arrangement, alteration, repairs, use and other operation of electrical wiring, connections, fixtures, and other electrical appliances on premises within the City.

B. One copy of the California Electrical Code has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.12.020 Definitions. **(CEC 100)** Whenever any of the following names or terms are used in the California Electrical Code each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows: **[Justification: A]**

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Plumbing code" means Chapter 15.16 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.

15.12.030 Deletions. The California Electrical Code is amended by deleting California Article 89 therefrom. **[Justification: A]**

15.12.040 Undergrounding of Utilities.\* **(Zoning Code Amendment)** A. Underground utilities shall be installed in a new development in accordance with the rules and regulations of the serving utility as approved by the public utilities commission. When such rules and regulations do not apply, overhead utility lines may serve a new development; provided, however, that conduit (raceway) from service equipment shall be placed underground to the curb line and /or utility right-of-way. Said conduit (raceway) shall include but not be limited to electric, telephone, communication, exterior lighting, and television cable. **[Justification: A]**

\*For additional provisions regarding underground utilities, see Chapter 13.08 of this code.

B. All related equipment such as transformers, meters, etc., may be permitted aboveground but not in the required front yard setback or the side yard setback adjacent to a street unless otherwise approved by the administrative committee.

C. After fifty and one-tenth percent (50.1%) of any street frontage of any City block has been developed with underground utilities, it shall be the responsibility of the City to investigate the feasibility of establishing an underground utility district for the block to have all utilities placed underground.

15.12.050 Permit fees. The electrical permit fees shall be those which the City Council may from time to time adopt by resolution. **[Justification: A]**

15.12.060 Permits issued only to state licensed electrical contractors. Permits as required by this chapter shall be issued only to state licensed electrical contractor acting in compliance with the business and professions code of the state. [Justification: A]  
Exceptions:

1. A permit may be issued to a person holding a valid, unsuspended, unrevoked and unexpired electrical maintenance license.

2. A permit may be issued to the owner to do any electrical work regulated by this code in a single-family dwelling or two-family dwelling including accessory buildings or structures thereto if such person is the bona fide owner and resides or intends to reside in the dwelling.

3. A permit may be issued to or work performed by any responsible person not acting in violation of Division 3, Chapter 9 of the Business and Professions Code of the State provided that all work performed pursuant to the permit is done by a state-licensed electrician.

Section 7. That Chapter 15.16 of Title 15 of the Municipal Code is repealed and a new Chapter 15.16 is hereby added to read in its entirety as follows:

#### Chapter 15.16

#### PLUMBING CODE

#### Sections:

15.16.010 California Plumbing Code adopted.

15.16.020 Deletions.

15.16.030 Permit fees.

15.16.040 Section 608.2 amended – Excessive water pressure.

15.16.010 California Plumbing Code adopted. A. Except as provided in this chapter, that certain plumbing code known and designated as the California Plumbing Code, 2013 edition, (Part 5, Title 24, California Code of Regulations), based on the Uniform Plumbing Code, 2012 edition including the appendix to the Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, shall be and become the code of the City, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City.

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

15.16.020 Definitions. (CPC 203) Whenever any of the following names or terms are used in the California Plumbing Code each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows: [Justification: A]

A. “Building code” means Chapter 15.04 of this code as amended.

- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Electrical code" means Chapter 15.12 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.

15.16.030 Deletions. The California Plumbing Code is amended by deleting Chapter 1, Division 1 therefrom. [\[Justification: A\]](#)

15.16.040 Permit fees. The plumbing permit fees shall be those which the City Council may from time to time adopt by resolution. [\[Justification: A\]](#)

15.16.050 Section 608.2 Amended – Excessive water pressure. Section 608.2 of the California Plumbing Code is amended to read in its entirety as follows: [\[Justification: A\]](#)

Section 608.2 Excessive water pressure. All water service systems shall be equipped with an approved type pressure regulator preceded by an adequate strainer and the pressure reduced to 80 pounds per square inch (551.2 kPa) or less. For potable water services up to and including one and one-half inch (38.1 mm) regulators, provision shall be made to prevent pressure on the building side of the regulator from exceeding main supply pressure. Approved regulators with integral bypasses are acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily accessible for disconnecting the supply piping. All pipe size determinations shall be based on 80 percent (80%) of the reduced pressure when using Table 610.4.

Section 8. That Chapter 15.20 of Title 15 of the Municipal Code is repealed and a new Chapter 15.20 is hereby added to read in its entirety as follows:

#### Chapter 15.20

#### MECHANICAL CODE

##### Sections:

- 15.20.010 California Mechanical Code adopted.
- 15.20.020 Definitions.
- 15.20.030 Deletions.
- 15.20.040 Permit fees.

15.20.010 California Mechanical Code adopted. A. Except as provided in this chapter, that certain mechanical code known and designated as the California Mechanical Code, 2013 edition, (Part 4, Title 24, California Code of Regulations), based on the Uniform Mechanical Code, 2012 edition including the appendix to the Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials, shall be and become the code of the City, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of

heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances.

B. One copy of the California Mechanical Code has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.20.020 Definitions. (CMC 203.0) Whenever any of the following names or terms are used in the California Mechanical Code, each such name or term shall be deemed and construed to have the meaning ascribed to in this section as follows:  
[Justification: A]

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Electrical code" means Chapter 15.12 of this code as amended.
- E. "Plumbing code" means Chapter 15.16 of this code as amended.

15.20.030 Deletions. The California Mechanical Code is amended by deleting Chapter 1, Division 1 therefrom. [Justification: A]

15.20.040 Permit fees. The mechanical permit fees shall be those which the City Council may from time to time adopt by resolution. [Justification: A]

Section 9. The Director of Community Development is instructed to, and shall, transmit a copy of this Ordinance together with any appropriate supporting documentation, to the California Building Standards Commission in accordance with California Health and Safety Code Section 17958.7.

Section 10. This ordinance shall take effect thirty (30) days after the date of its adoption, and prior to the expiration of thirty (30) days from the passage thereof shall be published at least twice in the Signal Hill Tribune, a newspaper of general circulation, published and circulated in the City of Signal Hill, California, and thenceforth and thereafter the same shall be in full force and effect.

RECEIVED  
MAY 26 3 19  
CALIFORNIA BUILDING  
STANDARDS COMMISSION

RECEIVED  
2015 MAY 26 P 3 19  
CALIFORNIA BUILDING  
STANDARDS COMMISSION

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of the City of Signal Hill, California, on this 5<sup>th</sup> day of May, 2015.

\_\_\_\_\_  
LARRY FORESTER  
MAYOR

ATTEST:

\_\_\_\_\_  
ROBERT D. COPELAND  
CITY CLERK

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF SIGNAL HILL            )

I, ROBERT D. COPELAND, City Clerk of the City of Signal Hill, California, hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was introduced at a regular meeting of the City Council of the City of Signal Hill held on the \_\_\_\_ day of \_\_\_\_ 2015, and adopted at a regular meeting of the City Council held on \_\_\_\_ day of \_\_\_\_ 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECEIVED  
2015 MAY 26 P 3:19  
CALIFORNIA BUILDING  
STANDARDS COMMISSION

\_\_\_\_\_  
ROBERT D. COPELAND  
CITY CLERK

**BUILDING STANDARDS COMMISSION**

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



October 23, 2015

Scott Charney  
Director of Community Development  
City of Signal Hill  
2175 Cherry Avenue  
Signal Hill, CA 90755

RE: Ordinance #2015-08-1476

Dear Mr. Charney:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on September 14, 2015.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code Sections 17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the California Building Standards Commission (CBSC). CBSC is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with CBSC in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code Section 13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than CBSC. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code Section 25402.1(h)(2).

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

Sincerely,

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

Enrique M. Rodriguez  
Associate Construction Analyst

cc: CBSC Chron  
Local Filings



**CITY OF SIGNAL HILL**

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

RECEIVED

2015 SEP 14 A 11:58

CALIFORNIA BUILDING  
STANDARDS COMMISSION

September 9, 2015

California Building Standards Commission  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833-2936

Subject: Adoption of Small Residential Rooftop Solar Ordinance

Dear Sir or Madam:

On September 1, 2015, the City of Signal Hill adopted the Small Residential Rooftop Solar Ordinance in the attached Ordinance No. 2015-08-1476. There are no local amendments for local climatic, geological or topographical conditions existing in Signal Hill.

Please provide us with a response acknowledging receipt of the documents for our records.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Charney", followed by a long horizontal line.

Scott Charney  
Director of Community Development

Attachment

**ORDINANCE NO. 2015-08-1476**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA ADDING CHAPTER 15.13 "SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEM PERMITS" TO TITLE 15 OF THE SIGNAL HILL MUNICIPAL CODE**

**WHEREAS**, as set forth in Assembly Bill 2188 and California Government Code Section 65850.5(g), the City of Signal Hill is required to adopt an ordinance that creates an expedited streamlined permitting process for small residential rooftop solar energy systems on or before September 30, 2015; and

**WHEREAS**, as set forth in Government Code Section 65850.5(a) it is the policy of the State of California that local agencies encourage the installation of solar energy systems by removing obstacles to, and minimizing the costs of, permitting such energy systems; and

**WHEREAS**, Government Code Section 65850.5(j)(3) defines "small residential rooftop solar energy systems;" and

**WHEREAS**, the ordinance must substantially conform with the recommendations set forth in the California Solar Permitting Guidebook, including the use of a checklist of all requirements that, if complied with, requires cities to approve the application and issue the applied for solar permits; and

**WHEREAS**, the City Council of the City of Signal Hill finds that it is in the interest of the health, welfare and safety of the public to provide an expedited permitting process to encourage the effective development of solar technology; and

**WHEREAS**, the Building Department shall adopt an administrative, nondiscretionary review process to expedite the approval of small residential rooftop solar energy system applications within 30 days of adoption of this ordinance; and

**CERTIFIED COPY**

**WHEREAS**, the City Council of the City of Signal Hill finds that the following ordinance will have the effect of encouraging the installation of small residential solar energy systems and minimizing barriers, obstacles, and costs of obtaining permits for their installation.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. That Chapter 15 of the Municipal Code entitled “Buildings and Construction” is hereby amended to add Chapter 15.13, entitled “SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEM PERMITS” to read in its entirety as follows:

Chapter 15.13

SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEM PERMITS

Sections:

- 15.13.010 Intent and Purpose.
- 15.13.020 Definitions.
- 15.13.030 Applicability.
- 15.13.040 Solar Energy System Requirements.
- 15.13.050 Duties of Building Department and Building Official.
- 15.13.060 Expedited Permit Review and Inspection Requirements.
- 15.13.070 Appeals Process.

15.13.010 Intent and Purpose. The intent and purpose of this Chapter is to adopt an expedited, streamlined solar permitting process for small residential rooftop solar energy systems that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014) to achieve timely and cost-effective installations of small residential rooftop solar energy systems. This Chapter is designed to encourage the use of solar systems by removing unreasonable barriers, minimizing costs to property owners and the City, and expanding the ability of property owners to install solar energy systems. This Chapter allows the City to achieve these goals while protecting the public health and safety.

15.13.020 Definitions. Whenever any of the following names or terms are used in this Chapter, the California Residential Code or its appendices each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

A. “Association” means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.

**CERTIFIED COPY**

B. "Building Department" means the Building and Safety Division of the Community Development Department for the City of Signal Hill.

C. "Building Official" means the Building Official for the City of Signal Hill or his/her designee.

D. "City" means the City of Signal Hill.

E. "Common interest development" means any of the following:

1. A community apartment project.
2. A condominium project.
3. A planned development.
4. A stock cooperative.

F. "Electronic submittal" means the utilization of one or more of the following:

1. Email
2. The Internet
3. Facsimile

G. "Expedited permitting," and "expedited review," means the process outlined in Section 15.13.060 entitled "Expedited Permit Review and Inspection Requirements."

H. "Reasonable restrictions" on a solar energy system are those restrictions that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance, or that allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.

I. "Restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance" means:

1. For Water Heater Systems or Solar Swimming Pool Heating Systems: an amount exceeding 10 percent of the cost of the system, but in no case more than one thousand dollars (\$1,000), or decreasing the efficiency of the solar energy system by an amount exceeding 10 percent, as originally specified and proposed.

2. For Photovoltaic Systems: an amount not to exceed one thousand dollars (\$1,000) over the system cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding 10 percent as originally specified and proposed.

J. "Small residential rooftop solar energy system" means all of the following:

1. A solar energy system that is not larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.

2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City and paragraph (3) of subdivision (c) of Section 714 of the Civil Code as such section or subdivision may be amended, renumbered, or redesignated from time to time.

3. A solar energy system that is installed on a single or duplex family dwelling.

**CERTIFIED COPY**

4. A solar panel or module array that does not exceed the maximum legal building height as defined by the authority having jurisdiction.

K. "Solar energy system" means either of the following:

1. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.

2. Any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating, space cooling or water heating.

L. "Specific, adverse impact" means a significant, quantifiable, direct and unavoidable impact, based on objective, identified and written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete.

15.13.030 Applicability. This Chapter applies to the permitting of all small residential rooftop solar energy systems in the City. Small residential rooftop solar energy systems legally established or permitted prior to the effective date of this Chapter are not subject to the requirements of this Chapter unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop energy system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements with no structural alterations shall not require a permit.

15.13.040 Solar Energy System Requirements. A. All solar energy systems shall meet applicable health and safety standards and requirements imposed by the City and the State of California.

B. Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.

C. Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

15.13.050 Duties of Building Department and Building Official. A. All documents required for the submission of an expedited small residential rooftop solar energy system application shall be made available on the City's publicly accessible website.

B. Electronic submittal of the required permit application and documents via email, the City's website, or facsimile shall be made available to all small residential rooftop solar energy system permit applicants.

**CERTIFIED COPY**

C. An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.

D. The Building Department shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review.

E. The small residential rooftop solar system permit process, standard plans, and checklist shall substantially conform to the recommendations for expedited permitting, including the checklist and standard contained in the most current version of the *California Solar Permitting Guidebook* adopted by the Governor's Office of Planning and Research.

F. All fees prescribed for the permitting of small residential rooftop solar energy systems must comply with Government Code Sections 65850.55 and 66015 and Health & Safety Code Section 17951.

15.13.060 Expedited Permit Review and Inspection Requirements. A. For an application for a small residential rooftop solar energy system that meets the requirements of the approved checklist and standard plan, the Building Department shall issue a building permit or other non-discretionary permit the same day for over-the-counter applications or within 3 business days for electronic applications of receipt of a complete application and meets the requirements of the approved checklist and standard plan. The Building Official may require an applicant to apply for a use permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the Planning Commission.

B. Review of the application shall be limited to the Building Official's review of whether the applicant meets local, state and federal health and safety requirements.

C. If a use permit is required, the Building Official may deny an application for the use permit if the official makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the Planning Commission.

D. Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.

E. A "feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition or mitigation imposed by the City on another similarly situated application in a prior successful application for a similar permit. The City shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of Civil Code Section 714(d)(1)(A)-(B) defining restrictions that do not significantly increase the cost of the

**CERTIFIED COPY**

system or decrease its efficiency or specified performance.

F. Approval of an application shall not be conditioned on the approval of an association.

G. If an application for a small residential rooftop solar energy system is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permitting shall be sent to the applicant for resubmission.

H. Only one inspection shall be required and performed by the Building Department for small residential rooftop solar energy systems eligible for expedited review.

I. The inspection shall be done in a timely manner and should include consolidated inspections. An inspection will be scheduled within two business days of a request.

J. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this Chapter.

15.030.070 Appeals Process. The applicant or any aggrieved party may appeal to the Planning Commission a decision of the Building Official to deny or conditionally approve any application to install a solar energy system by filing an appeal in writing with the Building Official within ten calendar days following the date of written notification to the applicant of the Building Official's decision. If a timely appeal is not filed, the Building Official's decision shall be final. The Planning Commission shall hear the matter at their next regularly scheduled meeting at which the matter can be heard; appeals must be submitted a minimum of 21 business days prior to the next regularly scheduled meeting. The Planning Commission may sustain, modify, or overrule the decision of the Building Official. The determination of the Planning Commission shall be final unless an appeal to the City Council is timely filed.

Section 2. Any provision of the Signal Hill Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held 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 Signal Hill 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,

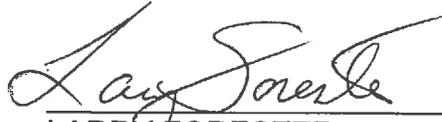
**CERTIFIED COPY**

subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 4. This ordinance shall take effect thirty (30) days after the date of its adoption, and prior to the expiration of thirty (30) days from the passage thereof shall be published at least twice in the Signal Hill Tribune, a newspaper of general circulation, published and circulated in the City of Signal Hill, California, and thenceforth and thereafter the same shall be in full force and effect.

**CERTIFIED COPY**

PASSED, APPROVED, AND ADOPTED, at a regular meeting of the City Council of the City of Signal Hill on this 1<sup>st</sup> day of September, 2015.

  
LARRY FORESTER  
MAYOR

ATTEST:

  
ROBERT D. COPELAND  
CITY CLERK

RECEIVED  
2015 SEP 14 A 11:58  
CALIFORNIA BURDEN  
STANDARDS COMMISSION

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )ss.  
CITY OF SIGNAL HILL )

I, Robert D. Copeland, City Clerk of the City of Signal Hill, California, hereby certify that that the foregoing Ordinance No. 2015-08-1476 was introduced at a regular meeting of the City Council of the City of Signal Hill held on the 18<sup>th</sup> day of August, 2015, and adopted at a regular meeting of the City Council held on the 1<sup>st</sup> day of September, 2015 by the following vote:

AYES: MAYOR LARRY FORESTER, VICE MAYOR LORI Y. WOODS, COUNCIL MEMBER EDWARD H.J. WILSON

NOES: NONE

ABSTAIN: NONE

ABSENT: COUNCIL MEMBERS TINA L. HANSEN, MICHAEL J. NOLL

**CERTIFIED COPY**

I do hereby certify that the foregoing is a full, true and correct copy of the following original document on file with the City of Signal Hill: \_\_\_\_\_

Ordinance No.  
2015-08-1476

By:   
Date: 9.8.2015

  
ROBERT D. COPELAND  
CITY CLERK