

BUILDING STANDARDS COMMISSION

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



February 25, 2014

Beth Schott
City Clerk
City of Westlake Village
31200 Oak Crest Drive
Westlake Village, CA 91361

RE: Ordinance #230-13

Dear Ms. Schott:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on February 24, 2014.

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 §§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 Commission. The Commission 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 the Commission 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 §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 this Commission. 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 §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: Chron
Local Filings

O'Brien, Laurie@DGS

From: Beth Schott <Beth@wlv.org>
Sent: Monday, February 24, 2014 1:33 PM
To: OrdinanceFilings@DGS
Cc: John Kripe - external; Serita R. Young
Subject: City of Westlake Village ordinance
Attachments: 230-13.pdf

Attached please find Ordinance No. 230-13

"AN ORDINANCE OF THE CITY OF WESTLAKE VILLAGE ADOPTING BY REFERENCE TITLE 26 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA BUILDING CODE; TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA ELECTRICAL CODE; TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA PLUMBING CODE; TITLE 29 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA MECHANICAL CODE; TITLE 30 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA RESIDENTIAL CODE, TITLE 31 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND THE 2013 CALIFORNIA FIRE CODE; TOGETHER WITH CERTAIN AMENDMENTS, DELETIONS AND ADDITIONS, INCLUDING FINDINGS, FEES AND PENALTIES; AND AMENDING THE WESTLAKE VILLAGE MUNICIPAL CODE"

adopted by the City Council of the City of Westlake Village on December 11, 2013. If you have any questions regarding this email, please contact me.

Beth Schott, CMC
City Clerk

City of Westlake Village
31200 Oak Crest Drive
Westlake Village, CA 91361
818-706-1613 (phone)
818-706-1391 (fax)

ORDINANCE NO. 230-13

AN ORDINANCE OF THE CITY OF WESTLAKE VILLAGE ADOPTING BY REFERENCE TITLE 26 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA BUILDING CODE; TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA ELECTRICAL CODE; TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA PLUMBING CODE; TITLE 29 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA MECHANICAL CODE; TITLE 30 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA RESIDENTIAL CODE, TITLE 31 OF THE LOS ANGELES COUNTY CODE, INCORPORATING AND AMENDING THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND THE 2013 CALIFORNIA FIRE CODE; TOGETHER WITH CERTAIN AMENDMENTS, DELETIONS AND ADDITIONS, INCLUDING FINDINGS, FEES AND PENALTIES; AND AMENDING THE WESTLAKE VILLAGE MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 8.1 of Article 8 of the Westlake Village Municipal Code is hereby amended to read as follows:

“CHAPTER 8.1. BUILDING CODE

- 8.1.005. Adoption of Building Code.**
- 8.1.010. Definitions.**
- 8.1.020. Fees.**
- 8.1.030. Roof Coverings.**
- 8.1.033. Very High Fire Hazard Severity Zone Restrictions**
- 8.1.035. Fire Zone 3.**
- 8.1.040. Violations and Penalties.**

8.1.005. Adoption of Building Code.

Except as hereinafter provided, Title 26, Building Code, of the Los Angeles County Code, as amended and in effect on January 1, 2014, adopting and amending the California Building Code, 2013 Edition (Part 2 of Title 24 of the California Code of Regulations), including Sections 119.1.2 through 119.1.14 of Chapter 1 of Division 1, Chapters 2 through 35 and Appendices C, I and J, is hereby adopted and incorporated herein by reference as if fully set forth below, and shall be known and may be cited as the Building Code of the City of Westlake Village.

In the event of any conflict between provisions of the California Building Code, 2013 Edition, Title 26 of the Los Angeles County Code, or any amendment to the Building Code contained in the Westlake Village Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 26 of the Los Angeles County Code and the California Building Code, 2013 Edition, have been deposited in the office of the City Clerk of the City of Westlake Village and shall be at all times maintained by the City Clerk for use and examination by the public.

8.1.010. Definitions.

Whenever any of the names or terms defined in this Section are used in the Building Code adopted by Section 8.1.005 of this Chapter, each such name or term shall be deemed and construed to have the meaning ascribed to it in this Section as follows:

“Board of Appeals” shall mean the Board of Appeals established by Section 105 of the Los Angeles County Building Code.

“City” shall mean the City of Westlake Village.

“County,” “County of Los Angeles” or “unincorporated territory of the County of Los Angeles” shall mean the City of Westlake Village.

“Electrical Code” shall mean the Electrical Code as adopted by Section 8.2.005 of the Westlake Village Municipal Code.

“Fire Code” shall mean the Fire Code as adopted by Section 3.1.005 of the Westlake Village Municipal Code.

“Fire Zone” shall mean the fire zone adopted by an ordinance creating and establishing fire zones or, where no such fire zones have been adopted by the City, the City shall be considered to be in Fire Zone 4 and the very high fire hazard severity zone.

“General Fund” shall mean the general fund of the City of Westlake Village.

“Health Code” or “Los Angeles County Health Code” shall mean the Health Code as adopted by Section 5.1.005 of the Westlake Village Municipal Code.

“Health Officer” shall mean the Health Officer of the City of Westlake Village.

“Mechanical Code” shall mean the Mechanical Code as adopted by Section 8.4.005 of the Westlake Village Municipal Code.

“Plumbing Code” shall mean the Plumbing Code as adopted by Section 8.3.005 of the Westlake Village Municipal Code.

“Special inspector” means a person holding a valid Certificate of Registration issued by the County of Los Angeles as set forth in Section 108.6 of the Los Angeles County Building Code.

8.1.020. Fees.

Notwithstanding the provisions of Section 8.1.005, the Building Code is hereby amended by increasing the amount of each and every fee set forth in the Code, including Sections 107.1, 107.2 and 107.5, and Table 1-A of the Los Angeles County Building Code, to be the fee set forth in the most current resolution of the City Council establishing fees pursuant to said Building Code. In the event no such resolution has been adopted, said fees shall be two (2) times greater than those set forth in said Building Code.

8.1.030. Roof Coverings.

Notwithstanding the provisions of Section 8.1.005:

A. A new Section 3403.8 is hereby added to the Los Angeles County Building Code to read as follows:

3403.8 Repairs: Roof Coverings. Roof coverings as defined in Sections 1502.1 of the 2013 Edition of the California Building Code shall be used for all repairs or alterations to any building or structure. Not more than fifteen (15) percent of the roof covering of any building or structure shall be replaced in any twelve (12) month period unless the entire roof covering of the building or structure is made to conform to the requirements of the Building Code for new buildings or structures.

B. Section 1501.1 of the 2013 Edition of the California Building Code is hereby amended to read as follows:

1501.1 Notwithstanding any other provision of this code to the contrary:

1. Roof coverings shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.
2. The roof covering of any building or addition to any building hereafter constructed in Fire Zone No. 3, regardless of type or occupancy classification, shall be constructed of Class A or Class B roof coverings as provided in Sections 1505.2 and 1505.3 of this code.

If the roof covering of an addition to any building in Fire Zone No. 3 equals fifty (50%) percent or more of the combined total roof area, the entire roof covering of the existing building and the addition shall be replaced or constructed, as appropriate, with a Class A or Class B roof covering as defined in Sections 1505.2 and 1505.3 of this code.

3. The roof covering of any building or addition to any building hereafter constructed in Fire Zone No. 4 shall have a fire retardant roof covering that is at least Class A as defined in Section 1505.2.

If the roof covering of an addition to any building in Fire Zone No. 4 equals fifty (50%) percent or more of the combined total roof area, the entire roof covering of the existing building and the addition shall be replaced or constructed, as appropriate, with a Class A roof covering as defined in Section 1505.2 of this code.

Skylights shall be constructed as required in Section 2405.

For use of plastics in roofs see Section 2609.

For solar energy collectors located above or upon a roof, see Chapter 13.

8.1.033. Very High Fire Hazard Severity Zone Restrictions.

Notwithstanding the provisions of Section 8.1.005, where a Very High Fire Hazard Severity Zone has been established by the City Council, the following construction and property maintenance standards shall be in effect within such zone:

A. **General Requirement.** Buildings or structures hereafter erected, constructed or moved within or into a Very High Fire Hazard Severity Zone shall meet the requirements of this Section. Exception: Greenhouses constructed as specified in Appendix Chapter 3-Division II of the Los Angeles County Building Code, when approved by the building official.

B. **Roof Covering.** Roof covering shall be Class A as specified in Section 1505.2 of the 2013 Edition of the California Building Code. Tile roofs shall be firestopped at the eave ends to preclude the entry of flame or embers under the tile. Wood-shingle and wood-shake roofs are prohibited in a Very High Fire Hazard Severity Zone regardless of classification under Uniform Building Code Standard 15-2.

C. **Exterior Walls.** Walls forming the enclosure of a building shall be of materials approved for one-hour fire-resistive construction on the exterior side.

D. **Exterior Windows and Doors.** All exterior windows, curtain and window walls and skylights shall utilize multiple-glazed panels. Dual pane glazing shall be the minimum required. Glazing shall conform to the requirements of Chapter 24 of the 2013 Edition of the California Building Code.

All exterior doors other than vehicular access doors to garages shall be solid-core not less than one and three-eighths (1 3/8) inches (thirty-five (35) mm) thick or utilize multiple-glazed panels consisting of not less than dual pane glazing. Exceptions: (1) Multiple glazing may be omitted when the opening for a window, skylight or other light forming a part of the enclosure of a building is less than one hundred fifty (150) square inches (0.0968 m²); (2) Multiple glazing may be omitted for lights less than nine hundred (900) square inches (0.58 m²) within doors, which form part of the enclosure of a building.

E. **Protection of Openings.** Openings into attics, underfloors or other enclosed areas shall not exceed one hundred forty-four (144) square inches (0.0929 m²) each. Such openings shall be covered with corrosion-resistant wire mesh with mesh openings of one-fourth inch (6.4 mm) in dimension except where such openings are equipped with sash or doors. Chimneys shall have spark arrestors with openings of one-half inch (12.7 mm) in dimension maximum.

F. **Unenclosed Underfloor Areas.** Buildings or structures shall have all underfloor areas enclosed to the ground with construction as required for exterior walls. Exception: Complete enclosure shall be omitted where the underside of all exposed floors and all exposed structural

columns, beams and supporting walls are protected as required for one-hour fire-resistive construction.

G. **Attached Accessory Structures.** Accessory structures attached to a residential building, such as carports, decks or patio covers must be one-hour fire-resistive construction, heavy timber construction conforming to the requirements of Section 707.3 of the 2013 Edition of the California Building Code, or noncombustible construction. In addition, when such structure is located or constructed so that the structure or any portion thereof projects over a descending slope, the inclination of which is eight (8) horizontal to one vertical or steeper, the area below the structure shall be enclosed to within six (6) inches (one hundred fifty-two (152) mm) of the ground with materials approved for one-hour fire-resistive construction, or with noncombustible materials approved by the building official. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour fire-resistive construction.

H. **Appendages and Projections.** Other accessory structures, such as exterior balconies, exterior stairs, eaves, trellises and other similar structures attached to a habitable building shall be of one-hour fire-resistive construction, heavy timber construction conforming to the requirements of Section 707.3 of the 2013 Edition of the California Building Code, or noncombustible construction.

I. **Detached Accessory Structures.** Patio covers, decks, carports, trellises and other similar accessory structures:

1. When located less than twenty (20) feet (six thousand ninety-six (6,096) mm) from a habitable structure shall be of one-hour fire-resistive construction, heavy timber construction conforming to the requirements of Section 707.3 of the 2013 Edition of the California Building Code, or noncombustible construction. When said structure is located and constructed so that the structure or any portion thereof projects over a descending sloped grade (eight (8) to one or steeper), the area below the structure shall be enclosed to within six (6) inches (one hundred fifty-two (152) mm) of the ground with materials approved for one-hour fire-resistive construction, or with noncombustible materials approved by the building official. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour fire-resistive construction.

2. When located twenty (20) feet (six thousand ninety-six (6,096) mm) or more from a habitable structure and of wood construction, shall be constructed of lumber not less than two (2) inches (fifty-one (51) mm) nominal in width and depth.

J. **Utilities.** Utilities, pipes, furnaces, water heaters or other mechanical devices located in an exposed underfloor area of a building or structure shall be enclosed with materials approved for exterior one-hour fire-resistive construction. Adequate covered access openings for servicing such utilities shall be provided as required by appropriate codes.

K. **Fire Sprinkler System.** An automatic fire sprinkler system shall be installed in every occupancy which is newly constructed or which is modified, reconstructed or remodeled by

adding fifty (50) percent or more of the floor area of the existing occupancy, within any twelve (12) month period. Exceptions: (1) Occupancies modified, reconstructed or remodeled by adding fifty (50) percent or more of the floor area of the existing occupancy, where the total floor area of the occupancy after the modification, reconstruction or remodel is less than five thousand (5,000) square feet, are exempt from the fire sprinkler requirement; (2) Detached U-1 occupancies, less than two hundred (200) square feet in area and separated from other structures by a minimum of six (6) feet, are exempt from the fire sprinkler requirement; (3) Detached gazebos, pergolas, and carports open on two (2) or more sides, that are separated from other structures by a minimum of six (6) feet are exempt from the fire sprinkler requirement; (4) Detached U-3 occupancies, separated from other structures by a minimum of six (6) feet, built entirely of noncombustible materials, and with no combustible storage, are exempt from the fire sprinkler requirement.

L. Plans. A fuel modification plan, a landscape plan and an irrigation plan prepared by a registered landscape architect, landscape designer, landscape contractor, or an individual with expertise acceptable to the forestry division of the fire department shall be submitted with any subdivision of land, or prior to any new construction, remodeling, modification, or reconstruction of a structure where such remodeling, modification, or reconstruction increases the square footage of the existing structure by fifty (50) percent or more within any twelve (12) month period. Structures modified, reconstructed or remodeled by adding fifty (50) percent or more of the floor area of the existing occupancy, where the total floor area of the structure after the modification, reconstruction or remodel is less than five thousand (5,000) square feet, are exempt from the fuel modification, landscape and irrigation plan requirement. Every fuel modification plan, landscape plan and irrigation plan shall also be reviewed and approved by the forestry division of the fire department for reasonable fire safety. After such final plan has been approved by the forestry division of the fire department, a signed copy of the covenant and agreement shall be recorded at the Registrar-Recorder/County Clerk's office.

M. Alterations. Buildings and structures already erected in a Very High Fire Hazard Severity Zone to which additions, alterations or repairs are made, shall comply with the requirements of this Section except as provided by Section 3403 of the Los Angeles County Building Code.

8.1.035. Fire Zone 3.

Notwithstanding the provisions of Section 8.1.005, buildings or structures hereafter erected, constructed, or moved within or into Fire Zone 3 shall meet the requirements of this Section. Roof covering shall not be less than Class A or B as specified in Section 8.1.030.

A. Prohibited Roofs. Wood-shingle and wood-shake roofs are prohibited in Fire Zone 3 regardless of classification under Uniform Building Code Standard 15-2.

B. Protection of Openings. Openings into attics, underfloors or other enclosed areas shall not exceed one hundred forty-four (144) square inches (0.0929 m²) each. Such openings shall be covered with corrosion-resistant wire mesh with mesh openings of one-fourth inch (6.4 mm) in dimension except where such openings are equipped with sash or doors.

C. Alterations. Buildings or structures already erected in Fire Zone 3 to which additions, alterations or repairs are made, shall comply with the requirements of this Section except as provided by Section 3403 of the Los Angeles County Building Code.

8.1.040. Violations and Penalties.

A. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City of Westlake Village, or cause the same to be done, contrary to or in violation of any of the provisions of the Building Code.

B. Any person, firm, corporation or other entity violating any of the provisions of the Building Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the Building Code is committed, continued or permitted, and upon conviction of any such violation such person may be punished by a fine of not more than one thousand dollars (\$1,000) or by imprisonment in the County Jail for a period of not more than six (6) months, or by both such fine and imprisonment.”

Section 2. Chapter 8.2 of Article 8 of the Westlake Village Municipal Code is hereby amended to read as follows:

“CHAPTER 8.2. ELECTRICAL CODE

- 8.2.005. Adoption of Electrical Code.**
- 8.2.010. Fees.**
- 8.2.020. Violations and Penalties.**

8.2.005. Adoption of Electrical Code.

Except as hereinafter provided, Title 27, Electrical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2014, adopting the California Electrical Code, 2013 Edition (Part 3 of Title 24 of the California Code of Regulations), Sections 89.102 through 89.114 of Article 89, Article 90, and Chapters 1 through 9, and Annexes A, B, C, D, E, F, G and H, is hereby adopted by reference and shall constitute and may be cited as the Electrical Code of the City of Westlake Village.

In the event of any conflict between provisions of the California Electrical Code, 2013 Edition, Title 27 of the Los Angeles County Code, or any amendment to the Electrical Code contained in the Westlake Village Municipal Code, the provisions contained in the later listed document shall control.

A copy of Title 27 of the Los Angeles County Code and the California Electrical Code, 2013 Edition, have been deposited in the office of the City Clerk of the City of Westlake Village and shall be at all times maintained by the Clerk for use and examination by the public.

8.2.010. Fees.

Notwithstanding the provisions of Section 8.2.005, the Electrical Code is hereby amended by increasing the amount of each and every fee set forth in Section 82-8 of the Los Angeles County Electrical Code to be the fee set forth in the most current resolution of the City Council, establishing fees pursuant to said Electrical Code. In the event no such resolution has been adopted, said fees shall be two (2) times greater than those set forth in Section 82-8 of the Los Angeles County Electrical Code.

8.2.020. Violations and Penalties.

A. It shall be unlawful for any person, firm or corporation to violate any of the provisions of the Electrical Code. Each person, firm or corporation violating any of the provisions of the Electrical Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each day or portion thereof during which such violation is committed, continued or permitted and each violation shall be punishable by a fine of not to exceed one thousand dollars (\$1,000) or by imprisonment in the County Jail for a period of not more than six (6) months or by both such fine and imprisonment.

B. In addition to the penalty set forth in subsection A of this Section any person who shall commence any electrical work for which a permit is required without first having obtained a permit therefore shall, if subsequently permitted to obtain a permit, pay double the permit cost fixed by Section 82-8 of the Los Angeles County Electrical Code for such work. This provision (double fee) shall not apply to emergency work when it shall be proved to the satisfaction of the Chief Electrical Inspector that such work was urgently necessary and that it was not practical to obtain a permit therefore before the commencement of work. In all such cases, a permit must be obtained as soon as it is practical to do so, and if there is an unreasonable delay in obtaining such a permit, a double permit fee as herein provided shall be charged.”

Section 3. Chapter 8.3 of Article 8 of the Westlake Village Municipal Code is hereby amended to read as follows:

“CHAPTER 8.3. PLUMBING CODE

- 8.3.005. Adoption of Plumbing Code.**
- 8.3.010. Definitions.**
- 8.3.020. Amendments to Plumbing Code.**
- 8.3.030. Fees.**
- 8.3.040. Violations and Penalties.**

8.3.005. Adoption of Plumbing Code.

Except as hereinafter provided, Title 28, Plumbing Code, of the Los Angeles County Code, as amended and in effect on January 1, 2014, adopting the California Plumbing Code, 2013 Edition (Part 5 of Title 24 of the California Code of Regulations), including Sections 119.1.2 through 119.1.14 of Chapter 1 of Title 28, Chapters 2 through 16A, and Appendices A, B, D, G, I and K, is hereby adopted by reference and shall constitute and may be cited as the Plumbing Code of the City of Westlake Village.

In the event of any conflict between provisions of the California Plumbing Code, 2013 Edition, Title 28 of the Los Angeles County Code, or any amendment to the Plumbing Code contained in the Westlake Village Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 28 of the Los Angeles County Code and the California Plumbing Code, 2013 Edition, have 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.

8.3.010. Definitions.

Whenever any of the following names or terms are used in the Plumbing Code adopted by Section 8.3.005 of this Chapter, each such name or term shall be deemed and construed to have the meaning ascribed to it in this Section as follows:

“Administrative authority,” “Chief Plumbing Inspector” or “Plumbing Inspector” means the City Engineer of the City of Westlake Village.

“City” shall mean the City of Westlake Village.

“County,” “County of Los Angeles” or “Unincorporated Territory of the County of Los Angeles” shall mean the City of Westlake Village.

“Gas fitting contractor,” “journeyman gas fitter,” “journeyman plumber,” or “plumbing contractor,” means a person holding a valid Certificate of Registration issued by the County of Los Angeles as set forth in Section 105.2 of the Los Angeles County Plumbing Code.

8.3.020. Amendments to Plumbing Code.

Notwithstanding the provisions of Section 8.3.005, Section 101.6 of the 2013 Edition of the California Plumbing Code is hereby amended to read as follows:

101.6 Existing building sewers and building drains may be used in connection with plumbing alterations or repairs if such sewers or drains have been properly maintained in a good and safe condition, are working properly and were installed in accordance with the applicable laws in effect at the time of installation.

8.3.030 Fees.

Notwithstanding the provisions of Section 8.3.005, the Plumbing Code is hereby amended by increasing the amount of each and every fee set forth in the Code, including Section 103.10 and Table Nos. I and II of the Los Angeles County Plumbing Code, to be the fee set forth in the most current resolution of the City Council establishing fees pursuant to said Plumbing Code. In the event no such resolution has been adopted, said fees shall be two (2) times greater than those set forth in said Plumbing Code.

8.3.040. Violations and Penalties.

It shall be unlawful for any person, firm or corporation to violate any provision of the Plumbing Code. Any person, firm or corporation who violates a provision of the Plumbing Code

shall be deemed guilty of a misdemeanor. Each violation shall be punishable by a fine of not to exceed one thousand dollars (\$1,000) or by imprisonment in the County Jail for a period not to exceed six (6) months, or by both such fine and imprisonment. Each separate day, or any portion thereof, during which any violation of the Plumbing Code occurs or continues, shall be deemed to constitute a separate offense and upon conviction thereof, shall be punishable as herein provided.”

Section 4. Chapter 8.4 of Article 8 of the Westlake Village Municipal Code is hereby amended to read as follows:

“CHAPTER 8.4. MECHANICAL CODE

8.4.005. Adoption of Mechanical Code.

8.4.010. Definitions.

8.4.020. Fees.

8.4.030. Violations and Penalties.

8.4.005. Adoption of Mechanical Code.

Except as hereinafter provided, Title 29, Mechanical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2014, adopting the California Mechanical Code, 2013 Edition (Part 4 of Title 24 of the California Code of Regulations), including Sections 119.1.2 through 119.1.14 of Chapter 1 of Division 1, Chapters 2 through 17, and Appendices B, C and D, is hereby adopted by reference and shall constitute and may be cited as the Mechanical Code of the City of Westlake Village.

In the event of any conflict between provisions of the California Mechanical Code, 2013 Edition, Title 29 of the Los Angeles County Code, or any amendment to the Mechanical Code contained in the Westlake Village Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 29 of the Los Angeles County Code and the California Mechanical Code, 2013 Edition, have 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.

8.4.010. Definitions.

Whenever any of the following names or terms are used in the Mechanical Code adopted by Section 8.4.005, each such name or term shall be deemed and construed to have the meaning ascribed to it in this Section as follows:

“Board of Appeals” or “Board of Examiners of Plumbers” shall mean the Board of Examiners of Plumbers, and Gas Fitters of the County of Los Angeles as set forth in Section 105.3 of the Los Angeles County Plumbing Code.

“Building Department” shall mean the “Building and Safety Division” of the Los Angeles County Department of Public Works.

“Building Code,” “Uniform Building Code,” or “Los Angeles County Building Code” shall mean the Building Code of the City of Westlake Village.

“Building Official” shall be defined as set forth in the City of Westlake Village Building Code.

“City” shall mean the City of Westlake Village.

“Electrical Code” shall mean the Electrical Code as adopted by Section 8.2.005 of the Westlake Village Municipal Code.

“Fire Code” or “Los Angeles County Fire Code” shall mean the Fire Code as adopted by Section 3.1.005 of the Westlake Village Municipal Code.

“General Fund” shall mean the general fund of the City of Westlake Village.

“Health Code” or “Los Angeles County Health Code” shall mean the Health Code as adopted by Section 5.1.005 of the Westlake Village Municipal Code.

“Mechanical Code” shall mean the Mechanical Code of the City of Westlake Village.

“Plumbing Code” shall mean the Plumbing Code as adopted by Section 8.3.005 of the Westlake Village Municipal Code.

8.4.020. Fees.

Notwithstanding the provisions of Section 8.4.005, the Mechanical Code is hereby amended by increasing the amount of each and every fee set forth in said Mechanical Code to be the fee set forth in the most current resolution of the City Council establishing fees pursuant to said Mechanical Code. In the event no such resolution has been adopted, said fees shall be two (2) times greater than those set forth in said Mechanical Code.

8.4.030. Violations and Penalties.

It shall be unlawful for any person, firm or corporation to erect, install, alter, repair, relocate, add to, replace, use or maintain heating, ventilating, comfort cooling, or refrigeration equipment in the jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of the Mechanical Code. Maintenance of equipment which was unlawful at the time it was installed, and which would be unlawful under said Mechanical Code, shall constitute a continuing violation of said Mechanical Code.

Any person, firm or corporation violating any of the provisions of said Mechanical Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of said Mechanical Code is committed, continued or permitted, and upon conviction of any such violation, each such offense shall be punishable by a fine of not more than one thousand dollars (\$1,000) or by imprisonment in the County Jail for a period of not more than six (6) months, or by both such fine and imprisonment.”

Section 5. Chapter 8.7 of Article 8 of the Westlake Village Municipal Code is hereby amended to read as follows:

“CHAPTER 8.7. RESIDENTIAL CODE

8.7.005. Adoption of Residential Code.

8.7.010. Definitions.

8.7.020. Fees.

8.7.030. Violations and Penalties.

8.7.005. Adoption of Residential Code.

Except as hereinafter provided, Title 30, Residential Code, of the Los Angeles County Code, as amended and in effect on January 1, 2014, adopting the California Residential Code, 2013 Edition (Part 2.5 of Title 24 of the California Code of Regulations), including Chapters 2 through 10, Chapter 44, and Appendix H, is hereby adopted by reference and shall constitute and may be cited as the Residential Code of the City of Westlake Village.

The provisions of the Residential Code are and may be cited as the Housing Code of the City of Westlake Village.

In the event of any conflict between provisions of the California Residential Code, 2013 Edition, Title 30 of the Los Angeles County Code, or any amendment to the Residential Code contained in the Westlake Village Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 30 of the Los Angeles County Code and the California Residential Code, 2013 Edition, have 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.

8.7.010. Definitions.

Whenever any of the following names or terms are used in the Residential Code adopted by Section 8.7.005, each such name or term shall be deemed and construed to have the meaning ascribed to it in this Section as follows:

“Board of Appeals” shall mean the Board of Appeals established by Section 105 of the Los Angeles County Building Code.

“Building Department” shall mean the “Building and Safety Division” of the Los Angeles County Department of Public Works.

“Building Code,” “Uniform Building Code,” or “Los Angeles County Building Code” shall mean the Building Code of the City of Westlake Village.

“Building Official” shall be defined as set forth in the City of Westlake Village Building Code.

“City” shall mean the City of Westlake Village.

“County,” “County of Los Angeles” or “unincorporated territory of the County of Los Angeles” shall mean the City of Westlake Village.

“Electrical Code” shall mean the Electrical Code as adopted by Section 8.2.005 of the Westlake Village Municipal Code.

“Fire Code” shall mean the Fire Code as adopted by Section 3.1.005 of the Westlake Village Municipal Code.

“Fire Zone” shall mean the fire zone adopted by an ordinance creating and establishing fire zones or, where no such fire zones have been adopted by the City, the City shall be considered to be in Fire Zone 4 and the very high fire hazard severity zone.

“General Fund” shall mean the general fund of the City of Westlake Village.

“Health Code” or “Los Angeles County Health Code” shall mean the Health Code as adopted by Section 5.1.005 of the Westlake Village Municipal Code.

“Health Officer” shall mean the Health Officer of the City of Westlake Village.

“Mechanical Code” shall mean the Mechanical Code as adopted by Section 8.4.005 of the Westlake Village Municipal Code.

“Plumbing Code” shall mean the Plumbing Code as adopted by Section 8.3.005 of the Westlake Village Municipal Code.

“Special inspector” means a person holding a valid Certificate of Registration issued by the County of Los Angeles as set forth in Section 108.6 of the Los Angeles County Building Code.

8.7.020. Fees.

Notwithstanding the provisions of Section 8.7.005, the Residential Code is hereby amended by increasing the amount of each and every fee set forth in the Code, including fees provided for in the of the Los Angeles County Building Code, to be the fee set forth in the most current resolution of the City Council establishing fees pursuant to the Residential Code. In the event no such resolution has been adopted, said fees shall be two (2) times greater than those set forth in the Residential Code.

8.7.030. Violations and Penalties.

A. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City of Westlake Village, or cause the same to be done, contrary to or in violation of any of the provisions of the Residential Code.

B. Any person, firm, corporation or other entity violating any of the provisions of the Residential Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the Residential Code is committed, continued or permitted,

and upon conviction of any such violation such person may be punished by a fine of not more than one thousand dollars (\$1,000) or by imprisonment in the County Jail for a period of not more than six (6) months, or by both such fine and imprisonment.”

Section 6. Chapter 8.8 of Article 8 of the Westlake Village Municipal Code is hereby amended to read as follows:

“CHAPTER 8.8. GREEN BUILDING STANDARDS CODE

8.8.005. Adoption of Green Building Standards Code.

8.8.010. Definitions.

8.8.020 Fees.

8.8.030 Violations and Penalties.

8.8.005. Adoption of Green Building Standards Code.

Except as hereinafter provided, Title 31, Green Building Standards Code, of the Los Angeles County Code, as amended and in effect on January 1, 2014, adopting the California Green Building Standards Code, 2013 Edition (Part 11 of Title 24 of the California Code of Regulations), including Chapters 2 through 8, Appendix A4 and Appendix A5, is hereby adopted by reference and shall constitute and may be cited as the Green Building Standards Code of the City of Westlake Village.

In the event of any conflict between provisions of the California Green Building Standards Code, 2013 Edition, Title 31 of the Los Angeles County Code, or any amendment to the Green Building Standards Code contained in the Westlake Village Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 31 of the Los Angeles County Code and the California Green Building Standards Code, 2013 Edition, have 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.

8.8.010. Definitions.

Whenever any of the following names or terms are used in the Green Building Standards Code adopted by Section 8.8.005, each such name or term shall be deemed and construed to have the meaning ascribed to it in this Section as follows:

“Building Code,” “Uniform Building Code,” or “Los Angeles County Building Code” shall mean the Building Code of the City of Westlake Village.

“Building Department” shall mean the “Building and Safety Division” of the Los Angeles County Department of Public Works.

“Building Official” shall be defined as set forth in the City of Westlake Village Building Code.

“California Electrical Code” shall mean the Electrical Code as adopted by Section 8.2.005 of the Westlake Village Municipal Code.

“California Mechanical Code” shall mean the Mechanical Code as adopted by Section 8.4.005 of the Westlake Village Municipal Code.

“California Plumbing Code” shall mean the Plumbing Code as adopted by Section 8.3.005 of the Westlake Village Municipal Code.

“Special inspector” means a person holding the certifications or having the education experiences as set forth in Section 702.2 of the 2013 Edition of the California Green Building Standards Code.

8.8.020. Fees.

Notwithstanding the provisions of Section 8.8.005, the Green Building Standards Code is hereby amended by increasing the amount of each and every fee set forth in the Code, including fees provided for in the of the Los Angeles County Building Code, to be the fee set forth in the most current resolution of the City Council establishing fees pursuant to the Green Building Standards Code. In the event no such resolution has been adopted, said fees shall be two (2) times greater than those set forth in the Green Building Standards Code.

8.8.030. Violations and Penalties.

A. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City of Westlake Village, or cause the same to be done, contrary to or in violation of any of the provisions of the Green Building Standards Code.

B. Any person, firm, corporation or other entity violating any of the provisions of the Green Building Standards Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the Green Building Standards Code is committed, continued or permitted, and upon conviction of any such violation such person may be punished by a fine of not more than one thousand dollars (\$1,000) or by imprisonment in the County Jail for a period of not more than six (6) months, or by both such fine and imprisonment.”

Section 7. Chapter 3.1 of Article 3 of the Westlake Village Municipal Code is hereby amended to read as follows:

“CHAPTER 3.1 FIRE PREVENTION

3.1.005. Adoption of Fire Code.

3.1.010. Violations.

3.1.020. Responsibility.

3.1.030. List of Infractions.

3.1.005. Adoption of Fire Code.

Except as hereinafter provided in this Chapter, the California Fire Code, 2013 Edition (Part 9 of Title 24 of the California Code of Regulations), based on the 2012 International Fire Code as published by the California Building Standards Commission, including Chapters 1 through 7,

Chapters 9 through 10, Chapters 20 through 36, Chapters 50 through 55, Chapters 57 through 67, Chapter 80 and Appendix J, is hereby adopted by reference and shall constitute and may be cited as the Fire Code of the City of Westlake Village.

In the event of any conflict between provisions of the California Fire Code, 2013 Edition, and any amendment to the Fire Code contained in the Westlake Village Municipal Code, the provision contained in the later listed document shall control.

A copy of the California Fire Code, 2013 Edition, and the 2012 Edition of the International Fire Code, have been deposited in the office of the City Clerk of the City of Westlake Village and shall be at all times maintained by the Clerk for use and examination by the public.

3.1.010. Violations.

Every person violating any provision of the Fire Code or of any permit or license granted hereunder, or any rule, regulation or policy promulgated pursuant hereto, is guilty of a misdemeanor unless such violation is otherwise declared to be an infraction by Section 3.1.030 of this Chapter.

3.1.020. Responsibility.

Any person who personally or through another willfully, negligently, or in violation of law sets a fire, allows a fire to be set, or allows a fire kindled or attended by such person to escape from his or her control, allows any hazardous material to be handled, stored or transported in a manner not in accordance with nationally recognized standards, allows any hazardous material to escape from his or her control, neglects to properly comply with any written notice of the chief, or willfully or negligently allows the continuation of a violation of the Fire Code and amendments thereto is liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident, and such expense shall be a charge against that person. Such charge shall constitute a debt of such person and is collectible by the public agency incurring such expenses in the same manner as in the case of an obligation under a contract, expressed or implied.

3.1.030. List of Infractions.

In accordance with Section 3.1.010 of this Chapter, the violation of the following Sections or subsections of the Fire Code shall be infractions:

SECTION	OFFENSE
303.1-303.9	Asphalt Kettles
304.1-304.1.3	Waste accumulation prohibited
304.2	Storage
305.2	Hot ashes and spontaneous ignition sources
310.4	"No smoking" signs
315.3.4	Storage under stairways

503.4	Obstructing of fire apparatus access roads
505.1	Address identification
507.5.4-507.5.5	Obstruction of fire hydrants
507.5.6	Physical protection - fire hydrants
605.5	Extension cords
901.7	Systems of service
906.1-906.10	Portable Fire Extinguishers
912.4	Signs
1007.9	Signage
1008.1.9.1	Hardware
1104.3	Exit sign illumination
2003.2	Smoking
2108.4	Portable fire extinguishers
2311.2.2	Waste oil, motor oil and other Class IIIB liquids
2403.2.7	Welding warning signs
2403.4	Operations and maintenance
2403.4.3	Waste cans
2404.7.8.5	Filter disposal
2405.3.4	Dip-tank covers
2405.4.2	Portable fire extinguishers
2406.5	Operation and maintenance
2407.1	General
2407.5.2	Signs
2408.5	Sources of ignition
2505.1	Housekeeping
2803.3.1	Housekeeping
3103.12.6.1	Exit sign illumination
3104.21	Combustible vegetation
3603.2	Sources of ignition
3603.4	Rubbish containers
3604.4	Portable fire extinguishers

4811.9	Fire department access
4811.13	Fire extinguishers
5003.5	Hazardous identification signs
5003.7.1	Smoking
5004.11	Clearance from combustibles
5005.3.8	Clearance from combustibles
5303.4	Marking
5303.5	Security
5704.2.3.1	Smoking and open flame
5704.3.3.4	Empty containers or portable tank storage
6107.2	Smoking and other sources of ignition
6107.3	Clearance to combustibles

Section 8. All inconsistencies between the Building Code, Electrical Code, Mechanical Code, Plumbing Code, Fire Code, Residential Code and Green Building Standards Code as adopted by this ordinance and Parts 2, 2.5 3, 4, 5, 9 and 11 of Title 24 of the California Code of Regulations are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Code Sections 17958 and 17958.7.

Section 9. The changes and modifications to the California Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Residential Code and California Green Building Standards Code that have been enacted by this Ordinance are merely a continuation of similar changes and modifications made to earlier editions of such uniform codes, and all of such changes and modifications, whether previously enacted or enacted in this Ordinance, are reasonably necessary because of local climatic, geologic, and topographic conditions. In particular, the modifications to these codes are reasonably necessary because of the local climate which is characterized by hot dry summers, followed by strong Santa Ana winds and heavy winter rains which make structures particularly vulnerable to rapidly spreading, wind-driven fires and earth movement. Furthermore, the City is located near and over historic and active earthquake faults which require that special safety precautions be taken. Third, much of the City is located among steeply sloping, hilly areas which can create hazardous building conditions. Finally, the City's zoning ordinances and General Plan promote the preservation of natural shrubbery in addition to a great deal of landscaping. Canyon fires and other brush fires are a frequent and natural part of the Southern California ecosystem. Structures located in the City require additional protection against ignition from flying embers.

Section 10. The City Council hereby finds that the modifications to the 2013 California Building, Plumbing, Electrical, Mechanical, Residential and Green Building Standards Codes, as adopted by the County of Los Angeles and the City of Westlake Village, are

reasonably necessary because of the local climatic, geological, and topographical conditions indicated in Exhibit "A" attached hereto and incorporated herein by this reference.

The City Council hereby further finds that the modifications to the California Building, Electrical, Mechanical, Plumbing, Residential and Green Building Standards Codes in Titles 26, 27, 28, 29, 30 and 31 of the Los Angeles County Code provisions are necessary to allow the uniform application of the codes by procedures suited to the size and nature of the City's staff and administrative agencies by means suited to the City's experience with local climatic, geological, and topographical conditions and to provide sufficient staff support for the time-consuming inspections and analysis required by the City's fire and geological hazards.

Accordingly, the Council finds the modifications adopted in this Ordinance, to the California Building Code, Electrical Code, Mechanical Code, Plumbing Code, Residential Code and Green Building Standards Code are necessary for the protection of the public health, safety, and welfare.

Section 11. To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Westlake Village Municipal Code, these provisions shall be construed as continuations of those provisions and not as new enactments.

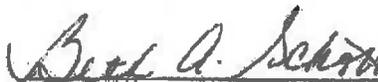
Section 12. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part hereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

Section 13. The City Clerk shall certify to the adoption of this Ordinance.

PASSED, APPROVED and ADOPTED this 11th day of December, 2013.


Mark Rutherford, Mayor

ATTEST:


Beth A. Schott, City Clerk

On December 11, 2013 Ordinance No. 230-13 was duly adopted by the following vote, to wit:

AYES: Halpern, Klessig, McSweeney,
Davis, Rutherford
NOES: None
ABSTAIN: None
ABSENT: None

EXHIBIT "A"

BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
701A.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds and dry vegetation. Additions, alterations and/or relocated buildings have the same fire risk as new buildings.
701A.3	Climatic	Clarifies the application of Chapter 7A to include additions, alterations and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to increased risk of fire caused by low humidity, strong winds and dry vegetation. Additions, alterations and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to increased risk of fire caused by low humidity, strong winds and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
703A.5.2 & 703A.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds and dry vegetation in high fire severity zones.
704A.3	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds and dry vegetation in high fire

Code Section	Condition	Explanation of Amendment
		severity zones.
705A.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds and dry vegetation in high fire severity zones.
1209.4	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the recent 1994 Northridge Earthquake. The proposed amendment is intended to prevent occupants from being trapped in a building and to allow rescue workers to easily enter after an earthquake.
1507.3.1	Geological	Section amended to require concrete and clay tiles to be installed over solid structural sheathing boards only, due to increased risk of significant earthquakes in the County. The changes in Section 1507.3.1 are needed, because there were numerous observations of tile roofs pulling away from wood framed buildings following the 1994 Northridge Earthquake. Where sheathing beneath the tile roofs was not nailed adequately or the nails were not attached on each side of each tile or the nail just pulled out over a period of time because the shank of the nails were smooth. The Structural Engineers Association of Southern California ("SEAOSC") and the Los Angeles City Joint Task Force committee findings indicated significant problems with tile roof due to inadequate design and/or construction. Therefore, the amendment is needed to minimize such occurrences in the

Code Section	Condition	Explanation of Amendment
		event of future significant earthquakes.
Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the increased risk of significant earthquakes in the County. Design provisions developed based on detailed study of the 1994 Northridge and the 1971 Sylmar earthquakes need to be incorporated into the local building code.
1613.6.7 through 1613.6.1	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospital, school, police and fire station, etc. from adjoining structures. The deletion of the importance factor from Equation 16-44 will ensure that a safe seismic separation distance is provided. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.6.2	Geological	Observed damages to one- and two-family dwellings of light frame construction after the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lesson learned from studies after the Northridge Earthquake, the proposed modification to ASCE 7-05 Section 12.2.3.1 by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due

Code Section	Condition	Explanation of Amendment
		to the increased risk of significant earthquakes in the County.
1613.6.3	Geological	<p>A SEAOSC and Los Angeles City Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was concluded at that time that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, subdiaphragm shears need to be limited to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force, but also taking into consideration the improve performance and standards for diaphragm construction today, a proposal to increase the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75 percent of the allowable code diaphragm shear to determine the depth of the sub-diaphragm in lieu of the 300 plf is deemed appropriate and acceptable.</p> <p>The Los Angeles region is within a very active geological location. The various jurisdictions within this region have taken additional steps to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This decision was made due to the frequency of this type of failure during the past significant earthquakes. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
1613.7	Geological, Topographical	Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the Los Angeles region and their probabilities for earthquakes, this technical

Code Section	Condition	Explanation of Amendment
		<p>amendment is required to address and clarify special needs for buildings constructed on hillside locations. A SEAOSC and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
1704.5	Geological	<p>The language in Section 1704.5 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guidelines. However, it is important to recognize that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design or their designee who were involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the building official. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in</p>

Code Section	Condition	Explanation of Amendment
		the County.
1704.5.1	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, the language in Section 1704.5.1 Item 3 of the California Building Code would permit many low-rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increase. An exception is provided to permit simple structures and buildings to be excluded. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1705.3 and Table 1705.3	Geological	<p>Results from studies after the 1994 Northridge Earthquake indicated that a significant portion of the damages were attributable to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the amendment restricts the exceptions to the requirement for special inspection. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1705.11	Geological	<p>In southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures, specially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced</p>

Code Section	Condition	Explanation of Amendment
		<p>frames, and or cantilevered columns can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in Sections 1705.11 Item 3 of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design category A, B and C.</p>
1710.1	Geological	<p>The language in Sections 1710.1 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guideline. However, it is important to recognize that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design or their designee who were involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed</p>

Code Section	Condition	Explanation of Amendment
		deficiencies to the building official. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1807.1.4	Geological Climatic	No substantiating data has been provided to show that wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. The amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood foundation that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1809	Geological	With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum

Code Section	Condition	Explanation of Amendment
		<p>reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
1809.7 and Table 1809.7	Geological	<p>No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads and may potentially lead to a higher risk of failure. Therefore, this amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footings that do not take into consideration the surrounding environment. It was important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
1809.12	Climatic, Geological	<p>No substantiating data has been provided to show that timber footings is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms.</p>

Code Section	Condition	Explanation of Amendment
		<p>Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. This amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1905.1 and 1905.1.3	Geological	<p>The design provision for wall pier detailing was originally introduced by SEAOSC in 1987 to legacy Uniform Building Code (UBC) and was included in the 1988 UBC through the 1997 UBC (2002 CBC). The wall pier detailing provision prescribed under Section 1905.1.4 was intended for high seismic zones equivalent to current Seismic Design Category D, E or F. Section 1905.1.3 was added as a complement of wall pier detailing in Seismic Design Category C (formerly seismic zones 2A and 2B under the legacy model code). ACI 318 Commentary R 21.1.1 emphasized "it is essential that structures assigned to higher Seismic Design Categories possess a higher degree of toughness", and further encourages practitioners to use special structural wall system in regions of high seismic risk.</p>

Code Section	Condition	Explanation of Amendment
		<p>ASCE 7 Table 12.2-1 permits intermediate precast structural wall system in Seismic Design Category D, E or F. Current Section 1905.1.3 does not limit to just structures assigned to Seismic Design Category C. The required shear strength under 21.3.3, referenced in current Section 21.4.56 is based on V_u under either nominal moment strength or two times the code prescribed earthquake force. The required shear strength in 21.6.5.1, referenced in Section 21.9.8.2 (IBC 1905.1.4), is based on the probable shear strength, V_e under the probable moment strength, M_{pr}. In addition, the spacing of required shear reinforcement is 8 inches on center under current Section 21.4.6 instead of 6 inches on center with seismic hooks at both ends under Section 21.9.8.2. Requirement of wall pier under Section 21.9.8.2 would enhance better ductility.</p> <p>Current practice in commercial buildings constructed using precast panels wall system have large window and door openings and/or narrow wall piers. Wall panels varying up to three stories high with openings resembles wall frame which is not currently recognized under any of the defined seismic-force resisting systems other than consideration of structural wall system. Conformance to special structural wall system design and detailing of wall piers ensures minimum life safety performance in resisting earthquake forces for structures in Seismic Design Category D, E or F. The modification separates wall piers designed for structures assigned to Seismic Design Category C from those assigned to Seismic Design Category D, E or F. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant</p>

Code Section	Condition	Explanation of Amendment
		earthquakes in the County.
1905.1.8	Geological	<p>This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1905.1.10 through 1901.1.12	Geological	<p>This amendment is intended to carry over critical provisions for the design of concrete columns in moment frames from the UBC. Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded.</p> <p>In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls from being included in the seismic load resisting system, since their failure could have catastrophic effect on the building.</p> <p>Furthermore, this amendment was incorporated in the code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs have been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick slab to prevent buckling</p>

Code Section	Condition	Explanation of Amendment
		<p>of such reinforcements.</p> <p>This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2304.9.1 and Table 2304.9.1	Geological	<p>Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2304.11.7	Climatic, Geological	<p>No substantiating data has been provided to show that wood used in retaining or crib walls are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors</p>

Code Section	Condition	Explanation of Amendment
		<p>are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. This amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2305.4	Geological	<p>The overdriving of nails into the structural wood panel still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from being used in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much worse in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and</p>

Code Section	Condition	Explanation of Amendment
		<p>failed at substantially less lateral deflection than those using same size hand-driven nails. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2305.5	Geological	<p>Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocol. This amendment continues to limit the allowable capacity to 75% of the acceptance report value to provide an additional factor of safety for statically tested anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces which are applied in a static manner. Steel plate washers will reduce the additional damage which can result when hold-down connectors are fastened to wood framing members. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2306.2	Geological	<p>The SEAOSC and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls</p>

Code Section	Condition	Explanation of Amendment
		<p>or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and does not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner.</p> <p>In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with staples appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing.</p> <p>Furthermore, the cities and unincorporated areas within the Los Angeles region has taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when</p>

Code Section	Condition	Explanation of Amendment
		<p>gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board.</p> <p>This amendment continues the previous amendment adopted during the 2007 code adoption cycle.</p>
2306.3 and 2307.2	Geological	<p>The SEAOSC and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with stapled nails are based on monotonic testing and does not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner.</p> <p>In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with stapled nails would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with stapled nails appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of stapled nail as fasteners for wood structural panel shear walls or diaphragms</p>

Code Section	Condition	Explanation of Amendment
		<p>not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing.</p> <p>Furthermore, the cities and unincorporated areas within the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board.</p> <p>This amendment continues the previous amendment adopted during the 2007 code adoption cycle, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2308.3.4	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The purpose of this amendment is to limit the use of the exception to structures assigned to Seismic Design Category A, B or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or</p>

Code Section	Condition	Explanation of Amendment
		eliminate the poor performance of buildings or structures. This proposed is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2308.9.9.1, 2308.9.3.2, and Figure 2308.9.3.2	Geological	<p>The SEAOSC and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with stapled nails are based on monotonic testing and does not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner.</p> <p>In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with stapled nails would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with stapled nails appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of stapled nail as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be</p>

Code Section	Condition	Explanation of Amendment
		<p>substantiated by cyclic testing.</p> <p>Furthermore, the cities and unincorporated areas within the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board.</p>
Table 2308.12.4	Geological	<p>This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2308.12.5	Geological	<p>Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the use of staple fasteners in resisting or transferring seismic</p>

Code Section	Condition	Explanation of Amendment
		<p>forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles.</p>
3401.10.1 to 3401.10.3	Geological	<p>The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The purpose of the amendments are to prevent inadequate construction or bracing to resist horizontal forces, thus becoming a hazard to life or property in the event of an earthquake.</p>
3401.11	Geological	<p>The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The purpose of the amendment is to save lives in the event of an earthquake when panics occur and glasses shatter.</p>
J101.1	Geological, Topographical, Climate	<p>Subsection revised to include erosion and sediment control measures to address the complex and diverse set of soil types and</p>

Code Section	Condition	Explanation of Amendment
		geologic conditions that exist in the Los Angeles County region.
J103.1 – J103.2	Geological, Topographical, Climate	Subsections revised to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J104.2.1 – J104.4	Geological, Topographical, Climate	Subsections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J105.1- J105.14	Geological, Topographical, Climate	Subsections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J106.1	Geological, Topographical, Climate	Subsection revised to require more stringent cut slope ratios to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J107.1- J107.7	Geological, Topographical, Climate	Subsections revised to provide more stringent fill requirements for slope stability, and settlement due to the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J107.8 – J107.9	Geological, Topographical, Climate	Subsections revised to provide more stringent inspection and testing requirements for fill slope stability due to the complex and diverse set of soil types, climates, and geologic conditions which

Code Section	Condition	Explanation of Amendment
		exist in the Los Angeles County region.
J108.1 – J108.4	Geological, Topographical, Climate	Subsections revised to provide more stringent slope setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.1 – J109.3	Geological, Topographical, Climate	Subsections revised to provide more stringent drainage and terracing requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.5	Geological, Topographical, Climate	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J110 -J110.8.5	Geological, Topographical, Climate	Subsections revised or added to provide for State requirements of storm water pollution prevention and more stringent slope planting, and slope stability requirements to control erosion due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J111	Geological, Topographical, Climate	Section revised to reference additional standards for soils testing due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.

ELECTRICAL CODE AMENDMENTS

Code Section	Condition	Explanation

690.19	Geological	Emergency situations caused by seismic events may require the disconnection of electrical power in a building. Presently, the CEC does not require a disconnecting means for conductors for multi-arrayed solar photovoltaic systems.
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PLUMBING CODE AMENDMENTS

Code Section	Condition	Explanation
721.3	Geological, Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 (Sanitary Sewers and Industrial Waste) of the Los Angeles County Code due to local soil conditions and topography.
728.1	Geological, Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 (Sanitary Sewers and Industrial Waste) of the Los Angeles County Code due to local soil conditions and topography.
728.2	Geological, Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 (Sanitary Sewers and Industrial Waste) of the Los Angeles County Code due to local soil conditions and topography.
728.3	Geological, Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 (Sanitary Sewers and Industrial Waste) of the Los Angeles County Code due to local soil conditions and topography.
728.4	Geological, Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 (Sanitary Sewers and Industrial Waste) of the Los Angeles County Code due to local soil conditions and topography.
728.5	Geological, Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 (Sanitary Sewers and Industrial Waste) of the Los Angeles County Code

Code Section	Condition	Explanation
		due to local soil conditions and topography.
728.6	Geological, Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 (Sanitary Sewers and Industrial Waste) of the Los Angeles County Code due to local soil conditions and topography.
Table H 1.7	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Table H2.1(1)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions, sewer capacity and sewage treatment.
Table H 2.1(2)	Geological, Topographical	To establish more restrictive requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 2.1(2)	Geological, Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 2.1(3)	Geological, Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
H 3.1	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
H 4.3	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
H 6.5	Geological, Topographical	To establish more restrictive for protection of local groundwater due to local soil conditions.
H 6.8	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
H 7.2	Geological,	To establish more restrictive requirements for protection of local groundwater due to local soil

Code Section	Condition	Explanation
	Topographical	conditions.
H 10.1	Geological	To establish more restrictive requirements to prevent earth movement based on local soil conditions and seismic activity.
H 11.6	Geological	To establish more restrictive requirements to prevent earth movement based on local soil conditions and seismic activity.

MECHANICAL CODE AMENDMENTS

Code Section	Condition	Explanation
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
508.4.1.5	Climatic	Due to high temperature and dry conditions in Southern California, grease laden combustibles are a high fire hazard.
510.1.6	Geological	High geologic activities, such as seismic events, in the Southern California area necessitates this local amendment for bracing and support.
603.2	Geological	High geologic activities, such as seismic events, in the Southern California area necessitates this local amendment for bracing and support.
1119.4	Geological	High geologic activities, such as seismic events, in the Southern California area necessitates this local amendment to reduce damage and the potential for toxic refrigerant release during a seismic event caused by shifting equipment and to minimize impacts to the sewer system in such an event.

RESIDENTIAL CODE AMENDMENTS

Code Section	Condition	Explanation

Code Section	Condition	Explanation
R301.1.3.2	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of wood frame construction needs to be greatly improved. One such recommendation identified by the Task Force is to improve the quality and organization of structural plans prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the presentation of the seismic force-resisting systems in the construction documents. For buildings or structures located in Seismic Design Category D₀, D₁, D₂, or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in wood frame buildings. Structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code can be readily addressed by a registered design professional.</p>
R301.1.4	Geological Topographical	<p>This technical amendment is for buildings constructed on hillsides. Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and Los Angeles City Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and</p>

Code Section	Condition	Explanation
		County of Los Angeles for several years.
R301.2.2.2.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2013 California Residential Code. Such limitations are recommended to reduce structural damages in the event of an earthquake. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.
R327.1.1	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R327.1.3	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R327.1.3.1	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.

Code Section	Condition	Explanation
R327.3.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation.
R327.3.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation.
R327.4.3	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in High Fire Severity Zones.
R327.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation.
R401.1	Geological	Las Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Wood foundations, even those that are preservative-treated, encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety and should be able to utilize the wood foundation guidelines specified in this Chapter.
R403.1.2, R403.1.3 R403.1.5 Figure \$403.1.5	Climatic Geological	Los Angeles County is prone to seismic activity due to the R403.1.3 Geological existence of active faults in the Southern California area. These proposed amendments require minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. These amendments reflect the recommendations by SEAOSC and the Los Angeles City Joint Task Force

Code Section	Condition	Explanation
		<p>that investigated the poor performance observed in the 1994 Northridge Earthquake. This proposed amendments are a continuation of an amendment adopted during previous code adoption cycles. Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.</p>
R404.2	Climatic Geological	<p>No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by presence of water in the soil as well as other materials detrimental to wood foundations. Wood foundations, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic demand placed on buildings and structures in this region, coupled with the dryer weather conditions here as oppose to the northern and eastern part of the country, it is the intent of this proposal to take the necessary precautionary steps to reduce or eliminate potential problems that may result from the use of wood footings and foundations that does not take into consideration the conditions of this surrounding environment.</p>
R501.1	Geological	<p>Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional</p>

Code Section	Condition	Explanation
		weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 pounds, when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this proposed amendment that a registered design professional be required to analyze if the floor support is adequate and structural) sound.
R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damages caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
R602.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.
Table R602.3(1)	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that

Code Section	Condition	Explanation
		<p>stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. As a matter of fact, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of an amendment adopted during the previous Code adoption cycle.</p>
Table R602.3(2)	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults ~in the Southern California area. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. As a matter of fact, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of an amendment adopted during the previous Code adoption cycle.</p>
Table R602.10.3(3)	Geological	<p>Due to the high geologic activities in the Southern R602.10.3(3) California area and the expected higher level of performance on buildings and structures, this local amendment continues to reduce/eliminate the allowable shear values for shear walls sheathed with lath, plaster or gypsum board. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Task Force. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads.</p>

Code Section	Condition	Explanation
Table R602.10.4	Geological	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This amendment specifies minimum WSP sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. In September 2007, cyclic testing data was provided to the structural code committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. In addition, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
Table R602.10.5	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by the SEAOSC and the Los Angeles City Joint Task Force. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity with respect to the "maximum shear wall aspect ratios" of the framing of the shear walls when designed for high levels of seismic loads. This proposed amendment is consistent with the shear wall aspect ratio provision of Section 4.3.4 of AF&PA SDPWS-2008.</p>
Figure R602.10.6.1	Geological	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Task Force. Box</p>

Code Section	Condition	Explanation
		<p>nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The cities and County of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. This amendment continues amendments adopted during the previous code adoption cycle for the California Building Code.</p>
<p>Figure R602.10.6.2</p>	<p>Geological</p>	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Task Force. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick plywood during the Northridge Earthquake. This amendment to change the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-11. This amendment is a continuation of an amendment adopted during the previous code adoption cycles.</p>
<p>R602.10.9.1</p>	<p>Geological</p>	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. Interior braced wall panels, therefore, are also directly dependent upon the adequacy of the foundation system. In addition, the proposed amendment for Section R403.1.2 specifies that all exterior walls and required interior braced wall panels in buildings shall be supported with continuous footings.</p>

Code Section	Condition	Explanation
R606.2.4	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D ₀ , D ₁ , or D ₂ , or on townhouses in Seismic Design Category C.
R606.12.2.2.3	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Reinforcement using longitudinal wires for buildings and structures located in high seismic areas are not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls help to improve the seismic performance of masonry buildings and structures.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size of openings is consistent with the requirements of Section R301.2.2.2.5.
R1001.3.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.

GREEN BUILDING STANDARDS CODE AMENDMENTS

Code Section	Condition	Explanation

Code Section	Condition	Explanation
301.1	Climatic, Topographical	Environmental resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for residential buildings of seven stories or greater in height will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage and improved environmental air quality.
301.1.1	Climatic, Topographical	Environmental resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for residential buildings of seven stories or greater in height will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage and improved environmental air quality.
301.3	Climatic, Topographical	Environmental resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage and improved environmental air quality.
301.3.1	Climatic, Topographical	Environmental resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage and improved environmental air quality.

Code Section	Condition	Explanation
4.106.4	Climatic, Topographical	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce and maintaining storm water runoff quality is an issue. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality.
4.304.1	Climatic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce. The proposed modification to require weather or soil based irrigation controllers for any residential building subject to Chapter 4, regardless of which entity provides the landscaping, will allow greater efficiencies of outdoor water use.
4.304.3	Climatic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce. The proposed landscape design measures will allow greater efficiencies of outdoor water use.
4.408.1, 4.408.2, 4.408.3, 4.408.4, 4.408.4.1, 4.408.5	Climatic, Topographical	Solid waste disposal sites and locally sourced construction materials in the County of Los Angeles are scarce due to population density and varying and occasionally immoderate temperatures and weather conditions. The proposed modification to require projects of five residential units or more to recycle or reuse 65 percent (instead of 50 percent) of construction debris will allow for a reduction in greenhouse gases and greater material conservation and resource efficiency.
5.106.2	Climatic, Topographical	The County of Los Angeles is a densely populated area having buildings constructed within a region where water is scarce and maintaining storm water runoff quality is an issue. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff and improvement in storm water runoff quality.

Code Section	Condition	Explanation
5.304.1	Climatic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce. The proposed landscape design measures will allow greater efficiencies of outdoor water use.
5.304.3	Climatic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce. The proposed landscape design measures will allow greater efficiencies of outdoor water use.
5.408.1, 5.408.1.1, 5.408.1.2, 5.408.1.3, 5.408.1.4, 5.408.3	Climatic, Topographical	Solid waste disposal sites and locally sourced construction materials in the County of Los Angeles are scarce due to population density and varying and occasionally immoderate temperatures and weather conditions. The proposed modification to require nonresidential projects to recycle or reuse 65 percent (instead of 50 percent) of construction debris will allow for a reduction in greenhouse gases and greater material conservation and resource efficiency.
Appendix A5	Climatic, Topographical	Environmental resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage and improved environmental air quality.
A5.601.1	Climatic, Topographical	Environmental resources in the County of Los Angeles are scarce due to varying and occasionally immoderate temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage and improved

Code Section	Condition	Explanation
		environmental air quality.