STATE OF CALIFORNIA – STATE AND CONSUMER SERVICES AGENCY EDMUND G. BROWN JR., *Governor*

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

January 12, 2010

Ms. Martha Anderson, City Clerk
Local Ordinance Adoption
City of Laguna Beach
505 Forest Avenue
Laguna Beach, California 92651

Dear Ms. Martha Anderson:

This letter is to acknowledge receipt on December 22, 2010 of the City of Laguna Beach submittal pertaining to Ordinance Nos. 1536 & 1537 with findings and is acceptable for filing. Per Health and Safety Code Section 17958.8 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

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

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

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

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

December 20, 2010

California Building Standards Commission
2525 Natomas Park Drive, Ste. 130
Sacramento, CA 95833

Dear Sir or Madam:

Please find attached the Adoption Ordinances, findings, and amendments for the adoption of the 2010 California Building Code and related codes (Ordinance #1536) and the 2010 California Fire Code (Ordinance #1537).

Questions regarding the building code adoption may be directed to Plan Reviewer Issam Shahrouri at (949) 497-0335. Question regarding the fire code adoption may be directed to Fire Battalion Chief Tom Christopher at (949) 497-0791.

Sincerely:

Kris Head, Fire Chief

John Gustafson, Building Official

505 FOREST AVE. • LAGUNA BEACH, CA 92651 • TEL (949) 497-3311 • FAX (949) 497-0771

RECYCLED PAPER

ORDINANCE NO. 1537

AN ORDINANCE OF THE CITY OF LAGUNA BEACH ADOPTING THE 2010 EDITION OF THE CALIFORNIA FIRE CODE BY AMENDING CHAPTER 15.01, ENTITLED "CALIFORNIA FIRE CODE," OF THE LAGUNA BEACH MUNICIPAL CODE.

WHEREAS, State of California Health & Safety Code Section 17958 mandates that the City of Laguna Beach adopt ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State of California pursuant to Health & Safety Code, Section 17922; and

WHEREAS, the State of California is mandated by Health & Safety Code Section 17922 to impose the same requirements as are contained in the 2010 California Fire Code, hereinafter referred to the Fire Code; and

WHEREAS, Section 17958.7 of the State of California Health and Safety Code states "....the governing body of a city or county, before making any modifications or changes to Section 17958.5, shall make an express finding that such modifications or changes are reasonably necessary because of local climatic, geologic or topographical conditions;" and

WHEREAS, the Fire Chief and the Fire Official recommends changes and modifications to the Building Code that are reasonably necessary due to the following local climatic, geological, or topographical conditions.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH DOES HEREBY FIND AS FOLLOWS:

A) The City of Laguna Beach is located in an area subject to climatic conditions of high winds and low humidity. This environment is conducive to rapidly spreading fires and control of such fires requires rapid response. Obstacles generated by a strong wind, such as fallen trees, streetlights and utility poles may greatly impact the response time to reach an incident scene.

B) The City of Laguna Beach is located in a seismically active area. The viability of the public water system may be questionable immediately after a major seismic event. This would leave buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to extinguish a fire. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section indicated above. With the probability of a countywide seismic disaster, the availability of immediate mutual aid resources will be limited.

C) Due to topographical conditions of sprawling development separated by narrow and congested streets and the expected infrastructure damage inherent in a seismically active area, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) requirements for a given structure. Additional fire protection is also justified to match the current resources, firefighting equipment and personnel within the Laguna Beach Fire Department. Additionally, the City of Laguna Beach has only three access or egress points (North Coast Highway, South Coast Highway, and Laguna Canyon Road). With the daily reliance on automatic or mutual aid, any condition that limits an access point exponentially increases response times for outside aid.

D) The City of Laguna Beach has several areas with significant growth of wildland vegetation of a highly combustible nature that could threaten structures and the surrounding community. That threat combined with the potential for high winds and low humidity described above warrant additional construction requirements regarding fire resistivity.

THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 15.01 of Title 15 of the Municipal Code is hereby deleted and amended to read in its entirety as follows:

CHAPTER 15.01
CALIFORNIA FIRE CODE

Sections:

15.01.010 Adoption of the 2010 California Fire Code including Chapters 1-49 and Appendix Chapter 4, B, BB, C, CC, D, E, F, G, H and I with the following amendments.
15.01.020 Amendment to Chapter 1 of the Fire Code.
15.01.025 Amendment to Chapter 2 of the Fire Code
15.01.030 Amendment to Chapter 3 of the Fire Code.
15.01.035 Amendment to Chapter 4 of the Fire Code.
15.01.040 Amendment to Chapter 5 of the Fire Code.
15.01.045 Amendment to Chapter 6 of the Fire Code.
15.01.050 Amendment to Chapter 8 of the Fire Code.
15.01.055 Amendment to Chapter 9 of the Fire Code.
15.01.060 Amendment to Chapter 27 of the Fire Code.
15.01.065 Amendment to Chapter 33 of the Fire Code.
15.01.070 Amendment to Chapter 47 of the Fire Code.
15.01.075 Amendment to Chapter 49 of the Fire Code.
15.01.080 Appendix adoption of the 2010 Fire Code.
15.01.085 Adoption of the National Fire Protection Association (NFPA) Standards.

15.01.010 Adoption of the 2010 California Fire Code including Chapters 1-49 and Appendix Chapter 4, B, BB, C, CC, D, E, F, G, H and I with the following amendments.

Pursuant to the provisions of Sections 50022.1 through 50022.5 of the Government Code of the State of California, there is adopted by reference by the city council, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the California Fire Code, 2010 Edition, based on the 2009 International Fire Code, in its entirety, including Chapters 1-49 and Appendix Chapter 4, B, BB, C, CC, D, E, F, G, H and I save and except such portions as are hereinafter deleted, modified or amended by Chapter 15.01 of this Municipal Code.

15.01.020 Amendment to Chapter 1 of the Fire Code.

Chapter 1
Scope and Administration

Delete Appendix Chapter 1, Division II, Part 2 108 (Board of Appeals) of the 2010 California Fire Code and amend the text as follows:

Whenever the Chief shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Chief to the City Council by filing a written notice of appeal within thirty days from the date of the decision appealed.

15.01.025 Amendment to Chapter 2 of the Fire Code.

Chapter 2
Definitions

Chapter 2. Definitions is adopted in its entirety with the following amendments:

Sections 202 General Definitions is hereby revised by adding "Flow-line" and "Hazardous Fire Area" as follows:

202 General Definitions

FLOW-LINE is the lowest continuous elevation on a rolled curb defined by the path traced by a particle in a moving body of water at the bottom of the rolled curb.

HAZARDOUS FIRE AREA includes all areas identified within Section 4906.2 and other areas as determined by the Fire Code Official due to the presence of combustible vegetation or the proximity of the property to an area that contains combustible vegetation.

15.01.030 Amendment to Chapter 3 of the Fire Code.

Chapter 3
General Precautions Against Fire

Chapter 3, General Precautions Against Fire is adopted in its entirety with the following amendments:

Section 304.1.2 (7) Vegetation is hereby revised by adding Section "(E)" as follows:

(E) Laguna Beach Fire Department Fuel Modification Guidelines.

Section 318 Fuel Modification Requirements for New Construction is hereby added as follows:

318 Fuel Modification Requirements for New Construction. All new buildings or major remodels to be built or installed in areas containing City of Laguna Beach Fuel Modification designation shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official concurrent with the submittal for approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a building permit.
3. The fuel modification plans shall meet the criteria set forth in the Laguna Beach Fire Department Fuel Modification Guideline.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval by the fire code official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Section 319 Clearance of brush or vegetation growth from roadways is hereby added as follows:

319 Clearance of brush or vegetation growth from roadways. The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.

> Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

Section 320 Unusual Circumstances is hereby added as follows:

320 Unusual circumstances. The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:

1 Difficult terrain.
2 Danger of erosion.
3 Presence of plants included in any state and federal resources agencies, California Native Plant Society and City-approved list of wildlife, plants, rare, endangered and/or threatened species.
4 Stands or groves of trees or heritage trees.
5 Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

Section 321 Use of Equipment is hereby added as follows:

321 Use of equipment. Except as otherwise provided in this section, no person shall use, operate, or cause to be operated, in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrester as defined in Section 322.1 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Exceptions:

1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.
2. Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition

Section 321.1 Spark Arrestors (Mechanized Equipment) is hereby added as follows:

321.1 Spark arrestors (Mechanized Equipment). Spark arrestors shall comply with the following:

1 A spark arrester is a device constructed of nonflammable material specifically for the purpose of removing and retaining carbon and other flammable particles over 0.0232 of an inch (0.58 mm) in size from the exhaust flow of an internal combustion engine that uses hydrocarbon fuels or which is qualified and rated by the United States Forest Service.
2 Spark arresters affixed to the exhaust system of engines or vehicles subject to Section 322 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

Section 322 Restricted Entry is hereby added as follows:

322 Restricted Entry. The Fire Chief can determine if necessary when hazardous fire areas shall be closed to entry and when such areas shall again be opened to entry.

Exception:

1. Residents and owners of private property within hazardous fire areas and their invitees and guests going to or being upon their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and local, state and federal public officers and their authorized agents acting in the course of duty.

Section 323 Outdoor fires is hereby added as follows:

323 Outdoor Fires. Outdoor fires shall not be built, ignited or maintained except as noted below in 323.1.

323.1 Residential outdoor fireplaces, fire pits, and barbeques.

1. All exterior flame producing devices, appliances, structures or equipment shall be natural gas or LP gas burning only.
2. All permanent exterior fireplaces and barbeques shall maintain a 10' separation from all combustible materials.
3. All portable exterior fireplaces shall be gas burning only and maintain 10' separation from all combustible material.
4. All exterior fire pits shall maintain 20' of separation from all combustible materials when the parcel is designated as Fuel Modification (FM). All exterior fire pits shall maintain 10' of separation from all combustible materials when the parcel is not designated as Fuel Modification (FM).
5. Such devices, appliances, structures or equipment shall not be used for the disposal of rubbish, trash or combustible materials.
6. Such devices shall be maintained in satisfactory condition and operated for their intended use only.
7. Outdoor fireplaces shall be equipped with an approved spark arrestor.
8. Tiki type torches, ember producing devices, and open flame decorative devices are not permitted.
9. Portable fire pits, chimineas or fire bowls are not permitted effective June 1, 2011.

15.01.035 Amendment to Chapter 4 of the Fire Code.

Chapter 4
Emergency Planning and Preparedness

Chapter 4: Emergency Planning and Preparedness Adopt only the Sections listed below:

Section 401
Section 402
Section 403
Section 407

15.01.040 Amendment to Chapter 5 of the Fire Code.

Chapter 5
Fire Service Features

Chapter 5 Fire Service Features is adopted in its entirety with the following amendments:

Section 510.1 Emergency responder radio coverage in buildings is revised as follows:

510.1 Emergency responder radio coverage in buildings. Buildings shall have radio coverage complying with Section 510.1.1for new buildings and 510.1.2 for existing buildings.

Section 510.1.1 Emergency responder radio coverage in new buildings is added as follows:

510.1.1 Emergency responder radio coverage in new buildings. New buildings shall comply with the Orange County Fire Authority's Emergency Responder Digital Radio Guideline.

Exception: Single family residence less than 5000 square feet.

Section 510.1.2 Emergency responder radio coverage in existing buildings is added as follows:

510.1.2 Emergency responder radio coverage in existing buildings. When inadequate radio coverage is identified within an existing building, and the fire code official in consultation with the building code official determines that emergency radio communications is necessary, the building owner shall cause a test of the radio coverage to be conducted pursuant to Orange County Fire Authority's Emergency Responder Digital Radio Guideline, and the test results shall be provided to the fire code official. If the radio coverage does not meet Orange County Fire Authority's Emergency Responder Digital Radio Guideline specification, the deficiency shall be remedied in a manner that complies with the Orange County Fire Authority's Emergency Responder Digital Radio Guideline specification.

Exceptions:

1. Elevators; or
2. Structures that are three (3) stories or less without subterranean storage or parking; or
3. Wood-constructed residential structures four (4) stories or less without subterranean storage or parking.
4. In buildings three (3) stories or less that includes subterranean storage or parking; these requirements shall only apply to the subterranean areas.

Section 510.2 Radio signal strength is hereby deleted without replacement.

Section 510.3 Emergency responder radio coverage in existing buildings is hereby deleted without replacement.

15.01.045 Amendment to Chapter 6 of the Fire Code.

Chapter 6
Building Services and Systems

Chapter 6 Building Service and Systems is adopted in its entirety with the following amendments

Section 606.8 Refrigerant Detector is hereby amended as follows:

606.8 Refrigerant Detector. Machinery rooms shall contain a refrigerant detector with an audible and visual alarm. The detector, or a sampling tube that draws air to the detector, shall be located in an area where refrigerant from a leak will concentrate. The alarm shall be actuated at a value not greater than the corresponding TLV-TWA values shown in the California Mechanical Code for the refrigerant classification. Detectors and alarms shall be placed in approved locations. Emergency shutoff shall also be automatically activated when the concentration of refrigerant vapor exceeds 25 percent of LFL. The detector shall transmit a signal to an approved location.

Section 606.10.1.2 Manual Operation is hereby amended as follows:

606.10.1.2 Manual operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box or equivalent and marked as Emergency Controls.

Section 610.1 General regarding photovoltaic systems is hereby added as follows:

610.1 General. Photovoltaic systems shall comply with Orange County Fire Chief's Association Guideline for Fire Safety Elements of Solar Photovoltaic Systems. The provision of this section may be applied by either the fire code official or the building code official. The current version of the document shall apply if updated during this code cycle.

15.01.050 Amendment to Chapter 8 of the Fire Code.

Chapter 8
Interior Finish, Decorative Materials and Furnishings

Chapter 8 Interior Finish, Decorative Materials and Furnishings adopt only the Sections and Subsections listed below:

1. **Section 801**
2. **Section 802**
3. **Section 803**
4. **Section 804**
5. **Subsection 806.2**
6. **Subsection 807.1**
7. **Subsection 807.1.2**
8. **Subsection 807.4.5.1**
9. **Subsection 807.4.2.4.1**
10. **Subsection 807.4.5**
11. **Subsection 807.4.2.4**
12. **Table 803.3**

15.01.055 Amendment to Chapter 9 of the Fire Code.

Chapter 9
Fire Protection Systems

903.1 General. Automatic sprinkler systems shall comply with this section.

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in-lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.18. When automatic fire sprinkler systems are required or installed in any part of a building or structure, the entire building or structure must be provided with an automatic fire sprinkler system. Fire walls, fire partitions, and fire barriers are not allowed to be utilized to separate a building or structure into fire areas that would allow a building or structure to be partially sprinklered.

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group A occupancy must be sprinklered throughout and must also comply with the applicable provisions of Subsections 903.2.1.1 through 903.2.1.5.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies where one of the following conditions exists:

1. The Group A-1 occupancy has an occupant load of 300 or more;
2. The Group A-1 is located on a floor other than the level of exit discharge;
3. The building contains a multitheater complex.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies where one of the following conditions exists:

1. The Group A-2 occupancy has an occupant load of 100 or more;
2. The Group A-2 occupancy is located on a floor other than the level of exit discharge.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies where one of the following conditions exists:

1. The Group A-3 occupancy has an occupant load of 300 or more;
2. The Group A-3 occupancy is located on a floor other than the level of exit discharge.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies where one of the following conditions exists:

1. The Group A-4 area has an occupant load of 300 or more;
2. The Group A-4 area is located on a floor other than the level of exit discharge.

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided throughout buildings containing Group A-5 occupancies when the aggregate area of concession stands, retail areas, press boxes and other accessory areas exceed 1000 square feet in area.

903.2.2 Group B. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as Group B occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group B occupancy must be sprinklered throughout and must also comply with Subsection 903.2.2.1.

903.2.2.1 Group B Ambulatory Health Care Facilities. An automatic sprinkler system shall be installed throughout all buildings containing Group B ambulatory health care facility occupancy when any of the following conditions exists at any time:

1. Four or more patients are incapable of self-preservation.
2. One or more care recipients who are incapable of self-preservation are located at other than the level of exit discharge serving such occupancy.
3. The building contains rooms or areas with special hazards such as laboratories, vocational shops and other areas where hazardous materials in exempt amounts are used or stored.

903.2.3 Group E. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as Group E occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group E occupancy must be sprinklered throughout and must also comply with Subsection 903.2.3.1.

903.2.3.1 Special Group E requirements. An automatic sprinklers system shall be provided throughout Group E occupancies when one or more of the following exists:

1. Portions of the building are below the lowest level of exit discharge.
2. The building contains room or areas with special hazards such as laboratories, vocational shops and other areas where hazardous materials in exempt amounts are used or stored.

903.2.4 Group F-1. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as Group F-1 occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group F-1 occupancy must be sprinklered throughout and must also comply with Subsection 904.2.4.1.

903.2.4.1 Woodworking Operations. An automatic sprinkler system shall be provided throughout any building containing woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or use finely divided combustible materials.

(Sections 903.2.5 through 903.2.6.2 remain unchanged.)

903.2.7 Group M. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as Group M occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group M occupancy must be sprinklered throughout. In addition, any building of any height or area containing a Group M occupancy that is used for the display and sale of upholstered furniture must be sprinklered throughout.

903.2.7.1 High-Piled Storage. An automatic sprinkler system shall be provided in accordance with the California Fire Code in all buildings of Group M occupancy where storage of merchandise is in high-piled or rack storage arrays.

903.2.8 Group R and Group U. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings containing Group R occupancy. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout a Group U occupancy attached to Group R occupancy or within ten feet of a Group R occupancy.

(Exceptions to Section 903.2.8 remain unchanged.)

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group S-1 occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group S-1 occupancy must be sprinklered throughout.

903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 when the repair garage is in a basement.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group S-2 occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group S-2 occupancy must be sprinklered throughout.

903.2.10.1 Group S-2 Enclosed Parking Garages. An automatic sprinkler system shall be provided throughout buildings containing an enclosed parking garage in accordance with Section 406.4 when the enclosed parking garage is located beneath other groups.

(Sections 903.2.11 through 903.5 remain unchanged.)

903.4 Sprinkler system supervision and alarms is hereby revised by modifying item 1, deleting item 3 and 5, and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

903.6 Additions, Alterations or Repairs. An automatic sprinkler system shall be installed throughout a building when:

1. Additions, alterations or repairs are done to a Group R occupancy if the additions, alterations or repairs have a valuation of 50% or more of the building's valuation prior to the additions, alterations or repairs.
2. Additions, alterations or repairs are done to other than a Group R or Group U occupancy if the building would be required to be sprinklered after the additions, alterations or repairs are completed and the additions, alterations or repairs have a valuation of 50% or more of the building's valuation prior to the additions, alterations or repairs.
3. Additions are made to a building equipped with an automatic sprinkler system whether or not the building was required to have a sprinkler system.

For the purposes of this section, firewalls, fire barriers or fire partitions shall not define separate buildings.

The cumulative value of additions, alterations, and repairs done within any three- year period is the valuation used to determine the 50% threshold compliance with this section. The valuation used for the existing building and for the additions, alterations and repairs is the valuation established in the City's resolution for computation of building permit fees.

904.3.5 Monitoring is hereby revised as follows:

904.3.5 Monitoring. Where a building fire alarm or monitoring system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm or monitoring system in accordance with NFPA 72.

905.4 Location of Class I standpipe hose connections is hereby amended by adding items 7 and 8 as follows:

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

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the fire code official. See Section 909.20.3.2 for additional provisions in smokeproof enclosures.
2. On each side of the wall adjacent to the exit opening of a horizontal exit. Exception: Where floor areas adjacent to a horizontal exit are reachable from exit stairway hose connections by a nozzle attached to 100 feet (30 480 mm) of hose, as measured along the path of travel a hose connection shall not be required at the horizontal exit.
3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

   Exception: Where floor areas adjacent to an exit passageway are reachable from exit stairway hose connections by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.
4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall.
5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3 percent slope), each standpipe shall be provided with a hose connection located either on the roof or at the highest landing of a stairway with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.
6. Where the most remote portion of a nonsprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations. The distance from a hose connection shall be measured along the patch of travel.
7. The centerline of the 2.5 inches (63.5 mm) outlet shall be no less than 18 inches (457.2 mm) above and no more than 24 inches above the finished floor.
8. Every new building with any horizontal dimensions greater than 300 feet (91,440 mm) shall be provided with either access doors or a 2.5 inches outlets so that all portions of the building can be reached with 150 feet (46 m)) of hose from an access door or hose outlet. Required access doors shall be located in the exterior of the building and shall be accessible without the use of a ladder. The door dimensions shall be not less than 3 feet (914 mm) in width, and not less than 6 feet 8 inches (2032 mm) in height. These doors are for fire department access only.

907.4.1 Duct smoke detector is hereby amended as follows:

907.4.1 Duct Smoke Detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exception:

In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

910.3.2.2 Sprinklered buildings is hereby amended as follows:

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

15.01.060 Amendment to Chapter 27 of the Fire Code.

Chapter 27
Hazardous Materials – General Provisions

Chapter 27 Hazardous Materials – General Provisions is adopted in it's entirely with the following amendments.

Section 2701.5.2 Hazardous Materials Inventory Statement (HMIS), is hereby amended by modifying the starting paragraph as follows:

2701.5.2 Hazardous Materials Inventory Statement (HMIS). When required by the *fire code official*, an application for a permit shall include Orange County Fire Authority's Chemical Classification Packet which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises. The HMIS shall include the following information:

1. Product Name
2. Component
3. Chemical Abstract Service (CAS) number
4. Location where stored or used.
5. Container size
6. Hazard classification
7. Amount in storage
8. Amount in use-closed systems
9. Amount in use-open systems.

Table 2703.1.1(1) Maximum Allowable Quantity per Control Area is hereby amended by deleting Footnote K without replacement.

Section 2703.1.1.1 Extremely Hazardous Substances is hereby added as follows:

2703.1.1.1 Extremely Hazardous Substances. No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosed amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.

15.01.065 Amendment to Chapter 33 of the Fire Code.

Chapter 33
Explosives and Fireworks

Chapter 33 Explosives and Fireworks California Fire Code Chapter 33 is adopted in its entirety with the following amendments

Section 3301.2 Retail Fireworks is hereby added as follows:

33101.2 Retail Fireworks. The storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe & Sane) and fireworks 1.3G is prohibited.

> Exception – Fireworks 1.4G and fireworks 1.3G may be part of an electrically fired public display when permitted by the fire code official and conducted by a licensed pyrotechnic operator.

Section 3301.3 Seizure of Fireworks is hereby added as follows:

3301.3 Seizure of Fireworks. The fire code official and fire arson investigators shall have the authority to seize, take, remove all fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6. Any seizure or removal pursuant to this section shall be in compliance with all applicable statutory, constitutional, and decisional law.

Section 3308.1 General is hereby revised as follows:

3308.1 General. Outdoor fireworks displays, use of pyrotechnics before proximity audiences shall comply with California Code of Regulations, Title 19 , Division 1, Chapter 6 – Fireworks, the California State Fire Marshal's Guidelines for Public Fireworks Displays, and with the conditions of the permit as approved by the fire code official.

Section 3308.2 Firing is hereby added as follows:

3308.2 Firing. All fireworks displays shall be electrically fired. Manually fired firework displays maybe permitted at the fire code officials discretion.

15.01.070 Amendment to Chapter 47 of the Fire Code.

Chapter 47
Referenced Standards

Chapter 47 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2010 Edition, Installation of Sprinkler Systems is hereby amended as follows:

Section 6.8.3 is hereby revised as follows:

6.8.3 Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The size of piping and the number of inlets shall be approved by the chief. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 g.p.m. (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided. FDC may be located within 150 feet of a private fire hydrant when approved by the chief.

Section 8.3.3.1 is hereby revised as follows:

8.3.3.1. When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the permit is issued. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.6.4.7
2. Residential sprinklers in accordance with the requirements of 8.4.5
3. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
4. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems.

Section 8.17.2.4.6 is hereby revised as follows:

8.17.2.4.6 Fire department connections shall be on the street side of buildings and shall be located and arranged so that they are immediately adjacent to the approved fire department access road and that hose lines can be readily and conveniently attached to the inlets without interference from nearby objects including buildings, fence, posts or other fire department connections.

Section 11.1.1.2 is hereby added as follows:

11.1.1.2 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction/s in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the permit is issued. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by the method below and approved by the Fire Code Official:

Utilize the Laguna Beach Fire Department water-flow test form/directions to document a flow test conducted by the local water agency. Flow test shall be completed within six months of the plan submittal to the authority having jurisdiction.

NFPA 13R 2010 Edition Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height is hereby amended as follows:

Section 6.16.1 is hereby revised as follows:

6.16.1 NFPA 72 fire alarm system with 24 hour UL certificated central station monitoring shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

NFPA 13D 2010 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 4.1.5 is hereby added as follows:

4.1.5 Stock of Spare Sprinklers

Section 4.1.5.1 is hereby added as follows:

4.1.5.1. A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Section 4.1.5.2 is hereby added as follows:

4.1.5.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

Section 4.1.5.3 is hereby added as follows:

4.1.5.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

Section 4.1.5.4 is hereby added as follows:

4.1.5.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

Section 7.1.2 is hereby revised as follows:

7.1.2 The system piping shall not have a separate control valve unless supervised by a central station, proprietary or remote station alarm service.

Section 7.3 Pressure Gauges is hereby deleted and substituted with the following:

Section 7.3.1 is hereby deleted in its entirety and replaced as follows:

7.3. At least one water pressure gauge shall be installed on the riser assembly.

Section 7.6 is hereby deleted in its entirety and replaced as follows:

7.6 Alarms Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location subject to final approval by the fire code official.

7.6.1 Additional interior alarm devices shall be required to provide audibility throughout the structure. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exception:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When smoke detectors specified under CBC Section 310.9 are used to sound an alarm upon water flow switch activation, and provides audibility throughout the structure.

Section 8.6.4.2 is hereby added as follows:

8.6.4.2 All attics shall be protected with an intermediate temperature quick response sprinkler which shall be located to protect attic penetrations created by the access scuttles or mechanical equipment.
8.6.4.2.1 All exterior overhangs 48" and greater shall be provided with fire sprinkler coverage.

NFPA 14, 2007 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 6.4.5.4.1 is hereby deleted in its entirety and replaced as follows:

6.4.5.4.1 The fire department connection shall have a minimum of two 2 ½ inches, internal threaded (NHS) inlets. Additional inlets shall be provided on a 250 GPM per inlet ratio to meet the system demand. The inlets shall be provided with approved caps to protect the system from entry of debris. The location of the FDC shall be approved and be no more than 150 feet from a public hydrant. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red.

Section 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:

7.3.1.1 Hose Connection Height Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches, or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2010 Edition, Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 5.9.1.3 is hereby revised as follows:

5.9.1.3 The fire department connection shall be of an approved type and contain a minimum of two 2 ½ inch inlets. The location shall be approved and be no more than 150 feet from a public fire hydrant. If acceptable to the water authority, it may be installed on the backflow assembly. The supply pipe shall be painted OSHA safety red.

Section 5.9.1.3.1 is herby added as follows:

5.9.1.3.1 When the sprinkler density design is 500 g.p.m. (including the interior hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.

Section 5.9.1.3.2 is hereby added as follows:

5.9.1.3.2 The fire department connection (FDC) may be located within 150 feet of a private fire hydrant provided the FDC connects down-stream of an aboveground sprinkler system check valve.

Section 6.2.1.1 is herby added as follows:

6.2.1.1 The closest upstream indicating valve to the riser shall be painted OSHA red.

Section 6.2.11 (5) is hereby deleted without replacement:

Section 6.2.11 (6) is hereby revised as follows:

6.2.11 (5) Control valves in a one-hour fire-rated room accessible from the exterior

Section 6.2.11 (7) is hereby deleted without replacement:

Section 6.3.3 is herby added as follows:

Section 6.3.3 All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

Section 10.1.6.3 is hereby added as follows:

10.1.6.3 All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 316 Stainless Steel pipe and fittings

Section 10.3.5.2 is hereby revised as follows:

10.3.5.2 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material, prior to poly-tube, and after installation.

Section 10.3.5.3 is hereby added as follows:

10.3.5.3 All bolts, washers and nuts used in pipe-joint assembly shall be 316 stainless steel.

Section 10.6.3.1 is hereby revised as follows:

10.6.3.1_Where fire service mains enter the building adjacent to the foundation,-the pipe may run under a building to a maximum of 18 inches, as measured from the interior of the exterior wall. The pipe under the building or building foundation shall be 316 stainless steel and shall not contain mechanical joints or comply with 10.6.2.

Section 10.6.5 is hereby revised as follows:

10.6.5 Pipe Joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 316 stainless steel and shall not contain mechanical joints.

NFPA 72, 2010 Edition National Fire Alarm Code

Section 14.2.1.2.3 is hereby revised as follows:

14.2.1.2.3 If a defect or malfunction is not corrected at the conclusion of system inspection, testing, or maintenance, the system owner or the owner's designated representative and fire code official shall be informed of the impairment in writing within 24 hours.

Section 23.8.2 Fire Alarm Control Units is revised as follows:

23.8.2.2 Except as permitted in 23.8.2.3, the fire alarm systems components shall be permitted to share control equipment or shall be able to operate as stand-along subsystems, but in any case, they shall be arranged to function as a single system and send a single signal to a central, remote, or proprietary station.

Section 23.8.2.3 is hereby deleted without replacement.

Section 26.2.3.1 is hereby amended by modifying the start paragraph as follows:

26.2.3.1 Supervising station customers or clients and the fire code official shall be notified in writing within 7 days of any scheduled change in service that results in signals from their property being handled by a different supervising station facility.

15.01.075 Amendment to Chapter 49 of the Fire Code.

Chapter 49
Requirements for Wildland-Urban Interface Fire Areas

Chapter 49 Requirements for Wildland-Urban Interface Fire Areas is adopted in its entirety with the following amendments:

Section 4906.3 Vegetation is hereby revised by adding Section "(5)" as follows:

(5) Laguna Beach Fire Department Fuel Modification Management Guideline.

Section 4908 Fuel Modification Requirements for New Construction is hereby added as follows:

4908 Fuel Modification Requirements for New Construction. All new buildings to be built or installed within a City of Laguna Beach Fuel Modification designated areas shall comply with the following:

1. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approved by the fire code official.
2. All alterations shall be updated on structural and landscape plans.

3. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Section 4909 Explosives and Blasting is hereby added as follows:

4909 Explosives and Blasting. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within wildland-urban interface areas, or hazardous fire areas.

15.01.080 Appendix adoption of the 2010 Fire Code.

2010 California Fire Code Appendix Adoption

Appendix Chapter 4 is adopted in its entirety without amendments.

Appendix B is adopted in its entirety without amendments.

Appendix BB is adopted in its entirety without amendments.

Appendix C is adopted in its entirety without amendments.

Appendix CC is adopted in its entirety without amendments.

Appendix D is adopted in its entirety without amendments.

Appendix E is adopted in its entirety without amendments.

Appendix F is adopted in its entirety without amendments.

Appendix G is adopted in its entirety without amendments.

Appendix H is adopted in its entirety without amendments.

Appendix I is adopted in its entirety without amendments.

15.01.085 Adoption of the National Fire Protection Association (NFPA) Standards.

National Fire Protection Association (NFPA) Standards:

In the absence of a state or local law, code, ordinance or standard the NFPA Standards shall be the recognized standard for the technical application of this code with the following exceptions:

1. Delete - NFPA 1710
2. Delete - NFPA 1720
3. Amendments to NFPA 13, 13D, 13R, 14, 24 and 72 as listed in Chapter 47 of the 2010 California Fire Code amendments.

4. The most current NFPA Standard edition shall be considered the standard of adoption.

SECTION 2. This Ordinance is intended to be of Citywide effect and application. All ordinances and provisions of the Laguna Beach Municipal Code and Sections thereof inconsistent shall be and the same are hereby repealed to the extent of such inconsistency and no further.

SECTION 3. The City Clerk of the City of Laguna Beach shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published in the manner required by law in the City of Laguna Beach. This Ordinance shall become effective January 1, 2011.

ADOPTED this 7th day of December, 2010.

Toni Iseman, Mayor

ATTEST:

City Clerk

I, MARTHA ANDERSON, City Clerk of the City of Laguna Beach, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on October 19, 2010, and was finally adopted at a regular meeting of the City Council of said City held on December 7, 2010, by the following vote:

AYES: COUNCILMEMBER(S): Boyd, Egly, Rollinger, Pearson, Iseman

NOES: COUNCILMEMBER(S): None

ABSENT: COUNCILMEMBER(S): None

City Clerk, of the City of Laguna Beach, CA

ORDINANCE NO. 1536

AN ORDINANCE OF THE CITY OF LAGUNA BEACH ADOPTING THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE AND OTHER RELATED 2010 EDITION CODES BY AMENDING TITLE 14, ENTITLED "BUILDINGS AND CONSTRUCTION," OF THE LAGUNA BEACH MUNICIPAL CODE.

WHEREAS, State of California Health & Safety Code Section 17958 mandates that the City of Laguna Beach adopt ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State of California pursuant to Health & Safety Code, Section 17922; and

WHEREAS, the State of California is mandated by Health & Safety Code Section 17922 to impose the same requirements as are contained in the 2010 California Building Code, hereinafter referred to as the Building Code; and

WHEREAS, Section 17958.7 of the State of California Health & Safety Code states "....the governing body of a city or county, before making any modifications or changes to Section 17958.5, shall make an express finding that such modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions;" and

WHEREAS, the Building Official recommends changes and modifications to the Building Code that are reasonably necessary due to the following local climatic, geological or topographical conditions.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH DOES HEREBY FIND AS FOLLOWS:

A) The City of Laguna Beach is located in an area subject to climatic conditions of high winds and low humidity. This environment is conducive to rapidly spreading fires and control of such fires requires rapid response. Obstacles generated by a strong wind, such as fallen trees, streetlights and utility poles may greatly impact the response time to reach an incident scene.

B) The City of Laguna Beach is located in a seismically active area. The viability of the public water system may be questionable immediately after a major seismic event. This would leave buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to extinguish a fire. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section indicated above. With the probability of a statewide seismic disaster, the availability of immediate mutual aid resources will be limited.

C) Due to topographical conditions of sprawling development separated by narrow and congested streets and the expected infrastructure damage inherent in a seismically active area, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) requirements for a given structure. Additional fire protection is also justified to match the current resources, firefighting equipment and personnel within the Laguna Beach Fire Department. Additionally, the City of Laguna Beach has only three access or egress points

(North Coast Highway, South Coast Highway, and Laguna Canyon Road). With the daily reliance on automatic or mutual aid, any condition that limits an access point exponentially increases response times for outside aid.

D) The City of Laguna Beach has several areas with significant growth of wildland vegetation of a highly combustible nature that could threaten structures and the surrounding community. That threat combined with the potential for high winds and low humidity described above warrant additional construction requirements regarding fire resistivity.

THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 14.50 of Title 14 of the Municipal Code is hereby amended in its entirety as follows:

CHAPTER 14.50
BUILDING CODE

Sections:

14.50.010 Adoption of the California Building Code, including California Building Code Chapter 1, Division II and Appendix Chapters G, H, I & J.
14.50.014 Amendment to Section 101 of the California Building Code.
14.50.022 Amendment to Subsection 105.2 of the California Building Code.
14.50.026 Addition of Subsection 109.7 to the California Building Code.
14.50.030 Amendment to Subsection 113.1 of the California Building Code.
14.50.034 Amendment to Subsection 114.4 of the California Building Code.
14.50.036 Amendment to Subsection 115.3 of the California Building Code.
14.50.040 Amendment to Subsection 402.9 of the California Building Code.
14.50.044 Amendment to Subsection 403.1 of the California Building Code.
14.50.048 Amendment to Subsection 403.3 of the California Building Code.
14.50.052 Amendment to Subsection 404.3 of the California Building Code.
14.50.056 Amendment to Subsection 410.6 of the California Building Code.
14.50.060 Deletion of Subsection 508.2.5.3 of the California Building Code.
14.50.064 Amendment to Subsection 701A.1 of the California Building Code.
14.50.068 Amendment to Subsection 701A.3 of the California Building Code.
14.50.072 Deletion of Subsection 701A.3.1 of the California Building Code.
14.50.076 Deletion of Subsection 701A.4 of the California Building Code.
14.50.080 Deletion of Subsection 701A.5 of the California Building Code.
14.50.084 Amendment to Subsection 705A.1 of the California Building Code.
14.50.088 Addition of Subsection 705A.5 to the California Building Code.
14.50.096 Addition of Subsection 706A.4 to the California Building Code.
14.50.098 Amendment to Subsection 707A.3 of the California Building Code.
14.50.100 Addition of Subsection 708A.2.1.1 to the California Building Code.
14.50.104 Amendment to Section 903 of the California Building Code.
14.50.105 Amendment to Subsection 904.3.5 of the California Building Code.
14.50.106 Amendment to Subsection 905.4 of the California Building Code.
14.50.107 Amendment to Subsection 907.3.1 of the California Building Code.
14.50.108 Amendment to Subsection 909.20.4.2 of the California Building Code.
14.50.109 Amendment to Subsection 910.3.2.2 of the California Building Code.

14.50.112 Amendment to Subsection 1406.1 of the California Building Code.
14.50.116 Amendment to Subsection 1406.3 of the California Building Code.
14.50.120 Amendment to Section 1505 of the California Building Code.
14.50.124 Addition of Subsection 1604.11 to the California Building Code.
14.50.132 Amendment to Section 3307 of the California Building Code.

14.50.010 Adoption of the California Building Code including Chapter 1, Division II and Appendix Chapters G, H, I & J.

Pursuant to Section 50022.2 of the Government Code of the State of California, there is hereby adopted by reference by the City Council for the purpose of prescribing regulations for the erection, construction, improvement, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the City of Laguna Beach, (except those buildings that are required to be constructed in compliance with the California Residential Code adopted in Section 14.52.010) that certain Code known as the California Building Code including Chapter 1, Division II and Appendix Chapters G, H, I & J as published by the International Code Council, including the index thereto (2010 Edition) except those portions as are hereafter deleted, modified or amended, and this Code is adopted by reference and incorporated as though fully set forth herein and designated and referred to as the "Building Code" of and for the City of Laguna Beach. Should there be a conflict between the California Building Code as adopted and other municipal code requirements, the more restrictive shall govern.

14.50.014 Amendment to Section 101 of the California Building Code.

Section 101 of the California Building Code adopted in Section 14.50.010 is amended to read in its entirety as follows:

SECTION 101
GENERAL

101.1 Title. These regulations shall be known as the California Building Code of the State of California, hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or appurtenances connected or attached to such buildings or structures.

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

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

14.50.022 Amendment to Subsection 105.2 of the California Building Code.
Subsection 105.2 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Walls and fences not over 30 inches high, unless located within three feet of a property line or public right of way.
2. Retaining walls not over 30 inches high measured from the top of the footing to the top of the wall, unless supporting a surcharge, impounding flammable liquids, or located within three feet of a property line or public right of way.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
4. Temporary motion picture, television and theater stage sets and scenery.
5. Window awnings supported by an exterior wall of a Group R-3 or a Group U occupancy that do not project more than 54 inches and do not require additional support.
6. Temporary on-grade removable accessory structures to detached one- and two-family dwellings used as play sets, swing sets and other similar unenclosed recreational playground equipment provided that: i) the ground area of the structure does not exceed 120 square feet; and ii) the structure is less than 12 feet above grade plane.
7. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
8. Replacement of doors and windows in existing frames, provided such doors and windows are not glazed and located in hazardous locations defined by the code as adopted herein, and provided further that such doors are not located in occupancies subject to requirements for handicapped accessibility. Replacement of glazing in this exemption means replacing only the glass.

Electrical:

Repairs and Maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent piping, provided however that if any concealed trap, drain pipe, water, soil, waste or vent piping becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures and the removal and reinstallation of water closets. Provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

14.50.026 Addition of Subsection 109.7 to the California Building Code.

Subsection 109.7 of the California Building Code adopted in Section 14.50.010 is added to read as follows:

109.7 Reinspection fees. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This subsection is not to be interpreted as requiring reinspection for failure to comply with the requirements of the technical codes, but as controlling the practice of calling for inspections before the project is ready for such inspection or reinspection. Reinspection fees may be assessed when the permit card is not properly posted on the work site; the approved plans are not readily available to the inspector; for failure to provide access on the date for which the inspection is requested; or for deviating from the plans requiring the approval of the Building Official. To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with a fee schedule adopted by resolution of the City Council.

14.50.030 Amendment to Subsection 113.1 of the California Building Code.
Subsection 113.1 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. This Board is likewise known as the Planning Commission of the City of Laguna Beach. The Planning Commission, serving as the Board of Appeals, shall render all decisions in writing to the building official with a duplicate copy to the appellant, and recommend to the City Council such new legislation as is consistent therewith.

Fees for a hearing before the Planning Commission serving as Board of Appeals are to be established by resolution of the City Council, and are payable at the time the applicant submits a request for a hearing.

14.50.034 Amendment to Subsection 114.4 of the California Building Code.
Subsection 114.4 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under provisions of this code, shall be guilty of a misdemeanor and/or subject to an administrative citation pursuant to Chapter 1.15 of the Municipal Code, 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 provisions of this code is committed, continued or allowed to be continued.

14.50.036 Amendment to Subsection 115.3 of the California Building Code.
Subsection 115.3 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor and/or subject to an administrative citation pursuant to Chapter 1.15 of the Municipal Code, 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 provisions of this code is committed, continued or allowed to be continued.

14.50.040 Amendment to Subsection 402.9 of the California Building Code.
Subsection 402.9 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

402.9 Automatic sprinkler system. The covered mall building and buildings connected shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, which shall comply with the following:

1. The automatic sprinkler system shall be complete and operative throughout occupied space in the covered mall building prior to occupancy of any of the tenant spaces. Unoccupied tenant spaces shall be similarly protected unless provided with approved alternative protection.
2. Sprinkler protection for the mall shall be independent from that provided for tenant spaces or anchors. Where tenant spaces are supplied by the same system, they shall be independently controlled.

14.50.044 Amendment to Subsection 403.1 of the California Building Code.
Subsection 403.1 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

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

(Balance of subsection to remain unchanged.)

14.50.048. Amendment to Subsection 403.3 of the California Building Code.
Subsection 403.3 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

403.3. Automatic sprinkler system. Buildings and structures shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 903.3.5.2. A sprinkler water-flow alarm-initiating device and a control valve with a supervisory signal-initiating device shall be provided at the lateral connection to the riser for each floor.

14.50.052 Amendment to Subsection 404.3 of the California Building Code.
Subsection 404.3 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

404.3 Automatic sprinkler protection. An approved automatic sprinkler system shall be installed throughout the entire building.

14.50.056. Amendment to Subsection 410.6 of the California Building Code.
Subsection 410.6 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

410.6 Automatic sprinkler system. Stages shall be equipped with an automatic fire-extinguishing system in accordance with Chapter 9.

14.50.060 Deletion of Subsection 508.2.5.3 of the California Building Code.
Subsection 508.2.5.3 of the California Building Code adopted in Section 14.50.010 is deleted in its entirety.

14.50.064. Amendment to Subsection 701A.1 of the California Building Code.
Subsection 701A.1 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

701A.1 Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, additions, alterations, and repairs within the City of Laguna Beach.

> **Exception:** With the approval of the building official minor repairs or replacement of exterior materials may be done with the same materials as exists on the building.

14.50.068. Amendment to Subsection 701A.3 of the California Building Code.
Subsection 701A.3 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

701A.3 Outdoor fires. For regulations regarding outdoor fires, including fire pits, barbeques, and portable flame producing devices, see California Fire Code Section 323.

14.50. 072 Deletion of Subsection 701A.3.1 of the California Building Code.
Subsection 701A.3.1 of the California Building Code adopted in Section 14.50.010 is deleted in its entirety.

14.50.076 Deletion of Subsection 701A.4 of the California Building Code.
Subsection 701A.4 of the California Building Code adopted in Section 14.50.010 is deleted in its entirety.

14.50.080 Deletion of Subsection 701A.5 of the California Building Code.
Subsection 701A.5 of the California Building Code adopted in Section 14.50.010 is deleted in its entirety.

14.50.084 Amendment to Subsection 705A.1 of the California Building Code.
Subsection 705A.1 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

705A.1 General. Roofs shall comply with the requirements of Chapter 7A and Chapter 15. All new roof coverings and assemblies and all reroofs must be Class A. Roofs shall have roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

> **Exception:** With the approval of the building official small sections of a roof may be reroofed with the same material as exists on the roof.

14.50.088 Addition of Subsection 705A.5 to the California Building Code.
Subsection 705A.5 of the California Building Code adopted in Section 14.50.010 is added to read as follows:

705A.5 Skylights and sloped glazing. Skylights and sloped glazing must comply with Section 2405 and must be of glass material. Plastic skylights are not allowed.

14.50.096 Addition of Subsection 706A.4 to the California Building Code.
Subsection 706A.4 of the California Building Code adopted in Section 14.50.010 is added to read as follows:

706A.4 Vent size. Each individual ventilation opening into enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor spaces shall not exceed 144 square inches in area. Openings exceeding 144 square inches in area shall be protected by a minimum 1 3/8" thick solid core wooden door or equivalent.

14.50.098 Amendment to Subsection 707A.3 of the California Building Code.
Subsection 707A.3 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

707A.3 Exterior walls. The exterior wall covering or wall assembly shall comply with one of the following requirements:

1. Noncombustible material.
2. Ignition-resistant material.
3. Heavy timber exterior wall assembly.
4. Log wall construction assembly.

14.50.100 Addition of Subsection 708A.2.1.1 to the California Building Code.
Subsection 708A.2.1.1 of the California Building Code adopted in Section 14.50.010 is added to read as follows.

708A.2.1.1 Vinyl windows. Glazing frames made of vinyl materials shall have welded corners and metal reinforcing in the interlock area.

14.50.104 Amendment to Section 903 of the California Building Code.
Section 903 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

SECTION 903
AUTOMATIC SPRINKLER SYSTEMS

903.1 General. Automatic sprinkler systems shall comply with this section.

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.18. When automatic fire sprinkler systems are required or installed in any part of a building or structure, the entire building or structure must be provided with an automatic fire sprinkler system. Fire walls, fire partitions, and fire barriers are not allowed to be utilized to separate a building or structure into fire areas that would allow a building or structure to be partially sprinklered.

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group A occupancy must be sprinklered throughout and must also comply with the applicable provisions of Subsections 903.2.1.1 through 903.2.1.5.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies where one of the following conditions exists:

1. The Group A-1 occupancy has an occupant load of 300 or more;
2. The Group A-1 is located on a floor other than the level of exit discharge;
3. The building contains a multitheater complex.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies where one of the following conditions exists:

1. The Group A-2 occupancy has an occupant load of 100 or more;
2. The Group A-2 occupancy is located on a floor other than the level of exit discharge.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies where one of the following conditions exists:

1. The Group A-3 occupancy has an occupant load of 300 or more;
2. The Group A-3 occupancy is located on a floor other than the level of exit discharge.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies where one of the following conditions exists:

1. The Group A-4 area has an occupant load of 300 or more;
2. The Group A-4 area is located on a floor other than the level of exit discharge.

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided throughout buildings containing Group A-5 occupancies when the aggregate area of concession stands, retail areas, press boxes and other accessory areas exceed 1000 square feet in area.

903.2.2 Group B. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as Group B occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group B occupancy must be sprinklered throughout and must also comply with Subsection 903.2.2.1.

903.2.2.1 Group B ambulatory health care facilities. An automatic sprinkler system shall be installed throughout all buildings containing a Group B ambulatory health care facility occupancy when any of the following conditions exists at any time:

1. Four or more patients are incapable of self-preservation.
2. One or more care recipients who are incapable of self-preservation are located at other than the level of exit discharge serving such an occupancy.
3. The building contains rooms or areas with special hazards such as laboratories, vocational shops and other areas where hazardous materials in exempt amounts are used or stored.

903.2.3 Group E. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as Group E occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group E occupancy must be sprinklered throughout and must also comply with Subsection 903.2.3.1.

903.2.3.1 Special Group E requirements. An automatic sprinklers system shall be provided throughout Group E occupancies when one or more of the following exists:

1. Portions of the building are below the lowest level of exit discharge.
2. The building contains room or areas with special hazards such as laboratories, vocational shops and other areas where hazardous materials in exempt amounts are used or stored.

903.2.4 Group F-1. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as Group F-1 occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group F-1 occupancy must be sprinklered throughout and must also comply with Subsection 904.2.4.1.

903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout any building containing woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or use finely divided combustible materials.

(Sections 903.2.5 through 903.2.6.2 remain unchanged.)

903.2.7 Group M. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as Group M occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group M occupancy must be sprinklered throughout. In addition, any building of any height or area containing a Group M occupancy that is used for the display and sale of upholstered furniture must be sprinklered throughout.

903.2.7.1 High-piled storage. An automatic sprinkler system shall be provided in accordance with the California Fire Code in all buildings of Group M occupancy where storage of merchandise is in high-piled or rack storage arrays.

903.2.8 Group R and Group U. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings containing a Group R occupancy. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout a Group U occupancy attached to a Group R occupancy or within ten feet of a Group R occupancy.

(Exceptions to Section 903.2.8 remain unchanged.)

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group S-1 occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group S-1 occupancy must be sprinklered throughout.

903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 when the repair garage is in a basement.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group S-2 occupancies as provided in this section. Any building over two stories in height or 5000 square feet in total area containing a Group S-2 occupancy must be sprinklered throughout.

903.2.10.1 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout buildings containing an enclosed parking garage in accordance with Section 406.4 when the enclosed parking garage is located beneath other groups.

(Sections 903.2.11 through 903.3.8 remain unchanged.)

903.4 Sprinkler system supervision and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water flow switches on all sprinkler systems shall be electronically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

(Sections 903.4.1 through 903.5 remain unchanged.)

903.6 Additions, alterations or repairs. An automatic sprinkler system shall be installed throughout a building when:
1. Additions, alterations or repairs are done to a Group R occupancy if the additions, alterations or repairs have a valuation of 50% or more of the building's valuation prior to the additions, alterations or repairs.
2. Additions, alterations or repairs are done to other than a Group R or Group U occupancy if the building would be required to be sprinklered after the additions, alterations or repairs are completed and the additions, alterations or repairs have a valuation of 50% or more of the building's valuation prior to the additions, alterations or repairs.
3. Additions are made to a building equipped with an automatic sprinkler system whether or not the building was required to have a sprinkler system.

For the purposes of this section, firewalls, fire barriers or fire partitions shall not define separate buildings.

The cumulative value of additions, alterations, and repairs done within any three-year period is the valuation used to determine the 50% threshold compliance with this section. The valuation used for the existing building and for the additions, alterations and repairs is the valuation established in the City's resolution for computation of building permit fees.

14.50.105 Amendment to Subsection 904.3.5 of the California Building Code.
Subsection 904.3.5 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

904.3.5 Monitoring. Where a building fire alarm or monitoring system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm or monitoring system in accordance with NFPA 72.

14.50.106 Amendment to Subsection 905.4 of the California Building Code.
Subsection 905.4 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

905.4 Location of Class I standpipe hose connections. Class I standpipe hose connections shall be provided in all of the following locations:
1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the fire code official. See Section 909.20.3.2 for additional provisions in smoke proof enclosures.
2. On each side of the wall adjacent to the exit opening of a horizontal exit.
Exception: Where floor areas adjacent to a horizontal exit are reachable from exit stairway hose connections by a nozzle attached to 100 feet of hose, as measured along the path of travel, a hose connection shall not be required at the horizontal exit
3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.
Exception: Where floor areas adjacent to an exit passageway are reachable from exit stairway hose connections by a 30-foot hose stream from a nozzle attached to 100 feet of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall.
5. Where the roof has a slope less than four units vertical in 12 units horizontal, each standpipe shall be provided with a hose connection located either on the roof or at the highest landing of a stairway with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.
6. Where the most remote portion of nonsprinklered floor or story is more than 150 feet from a hose connection or the most remote portion of a sprinklered floor or story is more than 150 feet from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations. The distance from a hose connection shall be measured along the path of travel.
7. The centerline of the 2.5 inch outlet shall be no less than 18 inches above and no more 24 inches above the finished floor.
8. Every new building with any horizontal dimensions greater than 300 feet shall be provided with either access doors or a 2.5 inch outlet so that all portions of the building can be reached with 150 feet of hose from an access door or hose outlet. Required access doors shall be located in the exterior of the building and shall be accessible without the use of a ladder. The door dimensions shall be not less than 3 feet in width, and not less than 6 feet 8 inches in height. These doors are for fire department access only.

14.50.107 Amendment to Subsection 907.3.1 of the California Building Code.
Subsection 907.3.1 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.
Exception: In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

14.50.108 Amendment to Subsection 909.20.4.2 of the California Building Code.
Subsection 909.20.4.2 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

909.20.4.2 Emergency power. Mechanical vestibule and stair shaft ventilation systems and automatic fire detection systems shall be powered by an approved emergency power system conforming to Section 403.4.8 and Chapter 27.

14.50.109 Amendment to Subsection 910.3.2.2 of the California Building Code.
Subsection 910.3.2.2 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

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

14.50.112 Amendment to Subsection 1406.1 of the California Building Code.
Subsection 1406.1 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

1406.1 General. The requirements of Chapter 7A are applicable for all buildings throughout the City. Section 1406 shall apply to exterior wall coverings; balconies and similar projections; and oriel and bay windows constructed of combustible materials. The most restrictive requirements of Section 1406 and Chapter 7A shall govern.

14.50.116 Amendment to Subsection 1406.3 of the California Building Code.
Subsection 1406.3 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

1406.3 Balconies and similar projections. Balconies and similar projections of combustible construction other than fire-retardant-treated wood shall be fire-resistance rated in accordance with Table 601 for floor construction or shall be of Type IV construction in accordance with Section 602.4. The aggregate length shall not exceed 50 percent of the buildings perimeter on each floor.

Exceptions:
1. On buildings of Type I and II construction, three stories or less above grade plane, fire-retardant-treated wood shall be permitted for balconies, porches, decks and exterior stairways not used as required exits.
2. Balconies and similar projections on buildings of Type III, IV and V construction shall be permitted to be of Type V construction but must comply with the provisions of Section 707A.
3. Where sprinkler protection is extended to the balcony areas, the aggregate length of the balcony on each floor shall not be limited.

14.50.120 Amendment to Section 1505 of the California Building Code.
Section 1505 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

SECTION 1505
FIRE CLASSIFICATION

1505.1 General. Roof assemblies shall be divided into the classes defined below. Class A, B, and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant wood roof coverings shall be tested in accordance with ASTM D 2898. A Class A roof assembly or roof covering is the minimum class of roofing that can be applied on any building in the City for either new roofing or reroofing. Roofing and reroofing must also comply with Section 705A.

Exceptions:
1. Skylights and sloped glazing that comply with Chapter 24.
2. With the approval of the building official, reroofing of small portions of a roof may done with the same material as exists on the roof.

1505.1.1 Roof coverings when 50 percent or more of roof covering is replaced. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period shall be at least Class A.

1505.2 Class A roof assemblies. Class A roof assemblies are those that are effective against severe fire test exposure. Class A roof assemblies and roof coverings shall be listed and identified as Class A by an approved testing agency. Class A roof assemblies shall be permitted for use in buildings or structures of all types of construction.

Exceptions:
1. Class A roof assemblies include those with coverings of brick, masonry or an exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.

(Balance of Section remains unchanged.)

14.50.124 Addition of Subsection 1604.11 to the California Building Code.
Subsection 1604.11 of the California Building Code adopted in Section 14.50.010 is added to read as follows:

1604.11 Design and construction of retaining walls that support public improvements. Retaining walls that provide lateral support for public improvements such as streets, storm drains and sanitary sewers shall be constructed entirely of concrete with a maximum water-cement ratio

of 0.40. Such walls shall be damp proofed or waterproofed as required for walls enclosing interior habitable spaces per Section 1805.

14.50.132 Amendment to Section 3307 of the California Building Code.
Section 3307 of the California Building Code adopted in Section 14.50.010 is amended to read as follows:

SECTION 3307
PROTECTION OF ADJOINING PROPERTY

3307.1 Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities.

For excavations, adjacent property shall be protected as set forth in Section 832 of the California Civil Code.

Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the site shall provide the Building Division with satisfactory evidence that the adjacent property owner or owners have been given 30-days advance written notice of the intent to excavate. This notice shall state the depth to which the excavation is intended to be made and when the excavation will commence. This notice shall be by certified mail, return receipt requested.

3307.2 Underpinning.

3307.2.1 General. In constructing underpinning, all portions of the structure shall be supported so that no structural material is stressed beyond the yield point.

3307.2.2 Closure. All spaces between the existing footing and the underpinning shall be packed full of mortar conforming to the provisions of Section 2103 of the California Building Code and having no slump when tested by the method specified in ASTM C143.

3307.3 Temporary excavations and shoring.

3307.3.1 General. Excavations shall not remove the lateral support from a public way, from an adjacent property or from an existing structure. For the purpose of this section, the lateral support shall be considered to have been removed when any of the following conditions exist:
1. The excavation exposes any adverse geological formations, which would affect the lateral support of a public way or an adjacent structure.
2. The excavation extends below a plane extending downward at an angle of 45 degrees from the edge of the public way or an adjacent property.
Exception: Normal footing excavations not exceeding two feet in depth will not be construed as removing lateral support.
3. The excavation extends below a plane extending downward at an angle of 45 degrees from the bottom of an existing structure.

3307.3.2 Removal of lateral support. Approval of the Public Works Department shall be obtained prior to the issuance of a permit authorizing any excavation that would remove the lateral support from a public way.

The slopes of excavations adjacent to an existing structure, an adjacent property or public way may exceed one horizontal to one vertical where either:
1. A soil report recommending that the slope may be in excess of one to one has been approved by the Building Division and the Public Works Department when the excavation is adjacent to a public way.

When justified by the soils engineer, the Building Division may approve the use of the proposed building and/or shoring to support an adjacent structure on an adjoining property in lieu of under pinning, provided:
(i) Evidence is submitted that the adjoining property owner has been notified in advance of the proposed excavation in compliance with Section 832 of the California Civil Code.
(ii) The owner of the site records a sworn affidavit with the Office of the County Recorder, which will inform future owners of the site that the lateral support of a portion of the building footings on the adjoining property is provided by the subterranean walls of the building on the site.
2. Underpinning is designed to support adjacent structures, temporary shoring is designed to support the excavation, and plans are approved and permits are issued by the Building Division.

Temporary shoring shall be designed for an earth pressure equivalent to that exerted by a fluid weighing not less than 30 pounds per cubic foot plus all surcharge loads or as recommended by a soils engineer and approved by the Building Division.

The design of the required temporary shoring and necessary underpinning shall include a sequence of construction and installation.

Allowable stresses used in the design of temporary shoring may be increased 33 1/3% for structural and reinforcing steel and 25% for wood. No increase will be permitted for concrete. Other values shall be those prescribed by this Code.

3307.4 Plans required. The Building Official may require plans prepared by a licensed engineer showing how protection of adjoining properties or public rights-of-way is to be accomplished during construction on the site. The engineer may be required to evaluate the potential hazard of the construction to adjoining properties during the construction process, including the long-term hazard if the project is abandoned during the grading and foundation excavation processes.

3307.5 Performance bond. If the evaluation of potential hazard required in Section 3307.4 indicates that a high hazard exists during the grading or foundation excavation processes, the City may require that a cash bond or other approved security in the amount estimated to abate the hazard be provided prior to the issuance of a permit authorizing the grading and excavation. Should the project be abandoned or interrupted during the construction process and permittee is unable to abate the hazard in a timely manner, the City may in its sole discretion utilize the bond or security amount to abate the hazard in accordance with the procedures stated in Section 3307.6.

3307.6 Abatement of hazardous conditions.

3307.6.1 General. For the purposes of this section, the procedures for abatement set forth in the Uniform Code For The Abatement of Dangerous Buildings, as adopted and amended in Chapter 14.74 of the Municipal Code, may be used to abate hazardous conditions related to protection of adjoining public rights-of-way and private properties.

3307.6.2 Imminent hazards. The Building Official shall comply with the following emergency abatement procedures:

1. In determining the existence of an imminent hazard, the Building Official shall conduct a personal inspection of the project site.
2. The Building Official shall cause the City's consulting engineering geologist to conduct an inspection of the project site and issue a report identifying the nature and scope of the hazard and recommended corrective measures.
3. If, after review of the engineering geologist's report, the Building Official finds that a hazard to adjoining public rights-of-way or private properties exists, he/she shall give written notice to the owner or other responsible person or authorized representative of the owner of the site upon which the hazardous condition exists. Such notice shall include a description of the hazardous condition, the necessary corrective action or abatement, and the time within which such corrective action or abatement must be undertaken and completed.
4. If the Building Official determines that notice cannot be given or that notice would be impractical under the circumstances because of determination that the hazard is imminent and that immediate abatement or corrective action is necessary to avoid substantial damage to persons and/or property, the Building Official may cause the commencement of the required corrective action or abatement of the hazardous condition. The Building Official shall use his or her best efforts to provide notice of such determination, and the opportunity to challenge the determination, as soon as reasonably practicable. The costs of the necessary corrective action or abatement shall be the responsibility of the owner of the site upon which the hazardous condition exists.
5. The nature and extent of corrective action or abatement of the hazard shall be determined by the Building Official in his or her professional judgment and discretion.
6. The remedies provided in this Section 3307 are cumulative and not exclusive. The Building Official may also pursue any other administrative or judicial remedy available to abate the hazard.

SECTION 2. Chapter 14.52 of Title 14 of the Municipal Code is hereby added in its entirety as follows:

CHAPTER 14.52
RESIDENTIAL CODE

Sections:

14.52.010 Adoption of the California Residential Code including Chapter 1, Div. II.
14.52.014 Addition of Subsection R101.4 to the California Residential Code.
14.52.018 Deletion of Sections R102 through R114 of the California Residential Code.
14.52.022 Amendment to Table R301.2(1) of the California Residential Code.

14.52.023 Amendment to Subsection R302.1 of the California Residential Code.
14.52.024 Amendment to Subsection R308.6.2 of the California Residential Code.
14.52.026 Amendment to Subsection R313.1 of the California Residential Code.
14.52.030 Amendment to Subsection R313.2 of the California Residential Code.
14.52.031 Amendment to Subsection R313.3 of the California Residential Code.
14.52.032 Deletion of Subsections R313.3.1 through R313.3.8.2 of the California Residential Code.
14.52.034 Amendment to Subsection R327.1.1 of the California Residential Code.
14.52.038 Amendment to Subsection R327.1.2 of the California Residential Code.
14.52.040 Amendment to Subsection R327.1.3 of the California Residential Code.
14.52.042 Deletion of Subsections R327.1.3.1 through R327.1.5 of the California Residential Code.
14.52.046 Amendment to Subsection R327.5.1 of the California Residential Code.
14.52.050 Addition of Subsection R327.5.5 of the California Residential Code.
14.52.054 Amendment to Subsection R327.6.2 of the California Residential Code.
14.52.056 Amendment to Subsection R327.7.3 of the California Residential Code.
14.52.058 Addition of Subsection R327.8.2.1.1 of the California Residential Code.
14.52.062 Amendment to Subsection R327.10.1 of the California Residential Code.

14.52.010 Adoption of the California Residential Code including Chapter 1, Div. II.
Pursuant to Section 50022.2 of the Government Code of the State of California, there is hereby adopted by reference by the City Council for the purpose of prescribing regulations for the erection, construction, improvement, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress in the City of Laguna Beach, that certain Code known as the California Residential Code including Chapter 1, Div. II as published by the International Code Council, including the index thereto (2010 Edition) except those portions as are hereafter deleted, modified or amended, and this Code is adopted by reference and incorporated as though fully set forth herein and designated and referred to as the "Residential Code" of and for the City of Laguna Beach. Should there be a conflict between the California Residential Code as adopted and other municipal code requirements, the more restrictive shall govern.

14.52.014 Addition of Subsection R101.4 of the California Residential Code.
Subsection R101.4 of the California Residential Code adopted in Section 14.52.010 is added to read as follows:

R101.4 Administrative Provisions. The provisions contained in Sections 101 through 116 of the California Building Code are applicable to the construction regulated by this code.

14.52.018 Deletion of Sections R102 through R116 of the California Residential Code.
Sections R102 through R116 of the California Residential Code adopted in Section 14.52.010 are deleted in their entirety.

14.52.022 Amendment to Table R301.2(1) of the California Residential Code.
Table R301.2(1) of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

Ground Snow Load	Zero

Speed(mph)	85
Topographic effects	No
Seismic Design Category	D2
Subject to Damage From:	
Weathering	Negligible
Frost line depth	12" – 24"
Termite	Moderate
Ice barrier Underlayment Required	No
Flood Hazards:	
Date of entry into Flood Insurance Program	June 21, 1974
Date of Flood Insurance Study	December 3, 2009
Flood Panel Numbers (all dated 12/3/2009)	407J, 409J, 412J, 416J, 417J, 419J, 426J, 428J, 436J, 438J and 501J
Air Freezing Index	0
Mean Annual Temperature	60°F

14.52.023 Amendment to Subsection R302.1 of the California Residential Code.
Subsection R302.1 of the California Residential adopted in Section 14.52.010 is amended to read as follows:

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table 302.1(1); or for dwellings and accessory buildings equipped throughout with an automatic residential sprinkler system installed in accordance with Section 313 shall comply with Table R302.1(2). Exterior walls must also comply with the requirements of Sections R327.6 through R327.8. The most restrictive requirements of Section R302.1 and Sections R327.6 through R327.8 shall apply.

14.52.024 Amendment to Subsection R308.6.2 of the California Residential Code.
Subsection R308.6.2 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

R308.6.2 Permitted materials. The following types of glazing may be used:

1. Laminated glass with a minimum 0.015-inch polyvinyl butyral interlayer for glass panes 16 square feet or less in area located such that the highest point of the glass is not more than 12 feet above a walking surface or other accessible area; for higher or larger sizes, the minimum interlayer thickness shall be 0.030 inch.
2. Fully tempered glass.
3. Heat-strengthened glass.
4. Wire glass.

14.52.026 Amendment to Subsection R313.1 of the California Residential Code.
Subsection R313.1 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

R313.1 Townhouse automatic sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and garages attached to townhouses. A garage is considered attached for the purposes of this subsection if it is within ten feet of the townhouse. If the cumulative value of additions, alterations and repairs done to a townhouse and attached garage in any three year period exceeds fifty percent of the valuation of the townhouse and attached garage prior to the additions, alterations, and repairs, the entire townhouse and attached garage must be sprinklered throughout. The valuation used for the existing building and for the additions, alterations, and repairs is the valuation established in the City's resolution for computation of building permit fees. For the purposes of this subsection, each townhouse with its attached garage will be considered a separate building.

14.52.030 Amendment to Subsection R313.2 of the California Residential Code.
Subsection R313.2 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

R313.2 One- and two- family dwellings automatic sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings and garages attached to one- and two-family dwellings. A garage is considered attached for the purposes of this subsection if it is within ten feet of the one- or two-family dwelling. If the cumulative value of additions, alterations and repairs done to a one- or two-family dwelling and attached garage in any three year period exceeds fifty percent of the valuation of the one- or two-family dwelling and attached garage prior to the additions, alterations, and repairs, the entire one- or two-family dwelling and attached garage must be sprinklered throughout. The valuation used for the existing building and for the additions, alterations, and repairs is the valuation established in the City's resolution for computation of building permit fees. For the purposes of this subsection, firewalls, fire barriers, or fire partitions shall not define separate buildings or fire areas.

14.52.031 Amendment to Subsection R313.3 of the California Residential Code.
Subsection R313.3 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

R313.3 Dwelling unit fire sprinkler systems. Where installed, residential fire sprinkler systems, or portions thereof, shall be in accordance with the most current NFPA 13D standard for design and calculation. All residential fire sprinkler systems shall have a flow switch installed that activates an electric exterior alarm. The residential fire sprinkler flow switch shall also activate all interconnected interior smoke detectors.

14.52.032 Deletion of Subsections R313.3.1 through R313.3.8.2.
Subsections R313.3.1 through R313.3.8.2 of the California Residential Code adopted in Section 14.52.010 are deleted in their entirety.

14.52.034 Amendment to Subsection R327.1.1 of the California Residential Code.
Subsection R327.1.1 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

R327.1.1 Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, additions, alterations, and repairs within the City.

> **Exception:** With the approval of the building official minor repairs or replacement of exterior materials may be done with the same material as exists on the building.

14.52.038 Amendment to Subsection R327.1.2 of the California Residential Code.
Subsection R327.1.2 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

R327.1.2 Purpose. The purpose of this Chapter is to establish minimum standards for the protection of life and property by increasing the ability of a building located within the City to resist the intrusion of flame or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.

14.52.040 Amendment to Subsection R327.1.3 of the California Residential Code.
Subsection R327.1.3 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

R327.1.3 Outdoor fires. For regulations regarding outdoor fires, including fire pits, barbeques, and portable flame producing devices, see California Fire Code Section 323.

14.52.042 Deletion of Subsections R327.1.3.1 through R327.1.5 of the California Residential Code.
Subsections R327.1.3 through R327.1.5 of the California Residential Code adopted in Section 14.52.010 are deleted in their entirety.

14.52.046 Amendment to Subsection R327.5.1 of the California Residential Code.
Subsection R327.5.1 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

R327.5.1 General. Roofs shall comply with the requirements of Sections R327 and R902. All new roof coverings and reroofs must be Class A. Roofs shall have roofing assemblies installed in accordance with their listings and manufacturer's instructions.

> **Exception:** With the approval of the building official small sections of a roof may be reroofed with the same material as exists on the roof.

14.52.050 Addition of Subsection R327.5.5 of the California Residential Code.
Subsection R327.5.4 of the California Residential Code adopted in Section 14.52.010 is added to read as follows:

R327.5.5 Skylights and sloped glazing. Skylights and sloped glazing must comply with Section R308.6 and must be of glass. Plastic skylights and plastic sloped glazing are not allowed.

14.52.054 Amendment to Subsection R327.6.2 of the California Residential Code.
Subsection R327.6.2 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

R327.6.2 Requirements. Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials or other devices that meet the following requirements:

1. The dimensions of the openings therein shall be a minimum of 1/16 inch and shall not exceed 1/8 inch.
2. The materials used shall be noncombustible.
   Exception: Vents located under the roof covering, along the ridge of the roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible construction.
3. The materials used shall be corrosion resistant.
4. Each individual vent shall not exceed 144 square inches in area. Exterior openings into portions of the building noted in this section that exceed 144 square inches in area must be protected by a minimum 1 3/8 inch thick wooden door or equivalent.

14.52.056 Amendment to Subsection R327.7.3 of the California Residential Code.
Subsection R327.7.3 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows:

R327.7.3 Exterior walls. The exterior wall covering or wall assembly shall comply with one of the following requirements:
1. Noncombustible material.
2. Ignition-resistant material.
3. Heavy-timber exterior wall assembly.
4. Log wall construction assembly.

14.52.058 Addition of Subsection R327.8.2.1.1 to the California Residential Code.
Subsection R327.8.2.1.1 of the California Residential Code adopted in Section 14.52.010 is added to read as follows:

R327.8.2.1.1 Vinyl frames. Glazing frames made of vinyl materials shall have welded corners and metal reinforcement in the interlock area.

14.52.062 Amendment to Subsection R327.10.1 of the California Residential Code.
Subsection R327.10.1 of the California Residential Code adopted in Section 14.52.010 is amended to read as follows.

R327.10.1 General. Accessory and miscellaneous structures that require a building permit shall be constructed to conform to the ignition resistance requirements of this section.

SECTION 3. Chapter 14.54 of Title 14 of the Municipal Code is hereby amended in its entirety as follows:

CHAPTER 14.54
CALIFORNIA MECHANICAL CODE

14.54.010 Adoption of the California Mechanical Code.
Pursuant to Section 50022.2 of the Government Code of the State of California, there is adopted by reference by the City Council, for the purpose of providing minimum standards for regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, that certain primary code known as the "California Mechanical Code, including all appendices thereof, 2010 Edition," published by the International Association of Plumbing and Mechanical Officials (based on the Uniform Mechanical Code, 2009 Edition). This code is adopted by reference and incorporated as though fully set forth in the Chapter, and shall be designated and referred to as the "Mechanical Code" of the City. Should there be a conflict between the California Mechanical Code as adopted and other municipal code requirements, the more restrictive shall govern.

SECTION 4. Chapter 14.64 of Title 14 of the Municipal Code is hereby amended in its entirety as follows:

CHAPTER 14.64
CALIFORNIA PLUMBING CODE

14.64.010 Adoption of the California Plumbing Code.
Pursuant to Section 50022.2 of the Government Code of the State of California, there is adopted by reference by the City council, for the purpose of establishing minimum regulations for the installation, alteration or repair of plumbing and drainage systems and the inspection thereof, that certain primary code known as the "California Plumbing Code, including the Appendices thereof, 2010 Edition," published by the International Association of Plumbing and Mechanical Officials (based on the Uniform Plumbing Code, 2009 Edition). This code is adopted by reference and incorporated as though fully set forth in the Chapter, and shall be designated and referred to as the "Plumbing Code" of the City. Should there be a conflict between the California Plumbing Code as adopted and other municipal requirements, the more restrictive shall govern.

SECTION 5. Chapter 14.68 of Title 14 of the Municipal Code is hereby amended in its entirety as follows:

CHAPTER 14.68
CALIFORNIA ELECTRICAL CODE

Sections:
14.68.010 Adoption of the California Electrical Code.
14.68.014 Addition of Subsection 690.4(E) of the California Electrical Code.

14.68.010 Adoption of the California Electrical Code.

Pursuant to Section 50022.2 of the Government Code of the State of California, there is adopted by reference by the City Council, for the purpose of establishing minimum regulations for the installation, alteration, maintenance, removal and use of electrical wiring, devices, equipment and appurtenances that certain primary code known as the "California Electrical Code, 2010 Edition" and appendix published by the National Fire Protection Association (based on the National Electrical Code, 2008 Edition). This Code is adopted by reference and incorporated as though fully set forth in the Chapter, and shall be designated and referred to as the "Electrical Code" of the City. Should there be a conflict between the California Electrical Code as adopted and other municipal requirements, the more restrictive shall govern.

14.68.014 Addition of Subsection 690.4(E) of the California Electrical Code.
Subsection 690.4(E) of the California Electrical Code adopted in Section 14.68.010 is added to read in its entirety as follows:

690.4(E) General. Photovoltaic systems shall comply with Orange County Fire Chief's Association Guideline for Fire Safety elements of Solar Photovoltaic Systems. The provision of this section may be applied by either the fire code official or the building code official. The current version of the document shall apply if updated during this code cycle.

SECTION 6. Chapter 14.84 of Title 14 of the Municipal Code is hereby deleted in its entirety.

SECTION 7. Chapter 14.86 of Title 14 of the Municipal Code is hereby amended in its entirety as follows:

CHAPTER 14.86
CALIFORNIA GREEN BUILDING CODE

14.86.010 Adoption of the California Green Building Code.
Pursuant to Section 50022.2 of the Government Code of the State of California, there is adopted by reference by the City Council, for the purpose of establishing minimum regulations for the construction of buildings utilizing concepts that encourage energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental air quality, that certain primary code known as the "California Green Building Code, 2010 Edition," published by the International Code Council. This Code is adopted by reference and incorporated as though fully set forth in the chapter, and shall be designated and referred to as the "Green Building Code" of the City. Should there be a conflict between the California Green Building Code as adopted and other municipal requirements, the more restrictive shall govern.

SECTION 8. This Ordinance is intended to be of Citywide effect and application. All ordinances and provisions of the Laguna Beach Municipal Code and Sections thereof inconsistent shall be and the same are hereby repealed to the extent of such inconsistency and no further.

SECTION 9. The City Clerk of the City of Laguna Beach shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published in the manner required by law in the City of Laguna Beach. This Ordinance shall become effective January 1, 2011.

ADOPTED this 7th day of December, 2010.

Toni Iseman, Mayor

ATTEST:

City Clerk

I, MARTHA ANDERSON, City Clerk of the City of Laguna Beach, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on October 19, 2010, and was finally adopted at a regular meeting of the City Council of said City held on December 7, 2010, by the following vote:

AYES: COUNCILMEMBER(S): Boyd, Egly, Rollinger, Pearson, Iseman
NOES: COUNCILMEMBER(S): None
ABSENT: COUNCILMEMBER(S): None

City Clerk, of the City of Laguna Beach, CA