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

January 13, 2014

John Cheng
Building Official
City of Burbank
150 North Third Street
Burbank, CA 91510

RE: Ordinance #13-3845

Dear Mr. Cheng:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 9, 2013.

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

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

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

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

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

O'Brien, Laurie@DGS

RECEIVED
2013 DEC 10 A 11:57

From: Coates, Carol-Ann <CCoates@burbankca.gov>
Sent: Monday, December 09, 2013 3:43 PM
To: OrdinanceFilings@DGS
Subject: Ordinance Filing - City of Burbank
Attachments: BSC Code Adoption 2013.pdf; 13-28648 - Building Code Adoption - Exhibit A.pdf; 13-28648 Building Code Adoption - Resolution.pdf; 13-3845 - Building Code Adoption - Ordinance.pdf

Follow Up Flag: Follow up
Flag Status: Completed

We would like to file our local amendments to the 2013 California Building Standards Code. I have attached copies of our adopting Resolution, Resolution Exhibit, and Ordinance, along with a cover letter from our Building Official. I am happy to answer any questions you may have about our documents.

Thank you,
Carol-Ann Coates I Senior Administrative Analyst
City of Burbank Building Division
818-238-5226 (P) I 818-238-5242 (F)

CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT
150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.ci.burbank.ca.us

December 9, 2013

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

Re: Ordinance filing for adoption of the 2013 California Building Standards Code

The City of Burbank adopted local amendments to the 2013 California Building Standards Code, Title 24 of the California Code of Regulations. Enclosed is a copy of Resolution 13-28,648, which adopted findings for the local amendments and Exhibit A, the table referenced in the Resolution which lists the changes with their specific findings. In addition, enclosed is Ordinance 13-3845, which adopted and amended the 2013 California Building Standards Code in Title 9, Chapter 1, of the Burbank Municipal Code according to the findings made in the Resolution.

Thank you,

John Cheng

John Cheng
Assistant Community Development Director/ Building Official
Building Division
City of Burbank

Eff.: 1/1/14

ORDINANCE NO. 13-3,845

AN ORDINANCE OF THE COUNCIL OF THE CITY OF BURBANK ADOPTING BY REFERENCE THE 2013 CALIFORNIA ADMINISTRATIVE CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA HISTORICAL BUILDING CODE, 2013 CALIFORNIA FIRE CODE AND ALL APPENDICES, 2013 CALIFORNIA EXISTING BUILDING CODE, 2013 GREEN BUILDING STANDARDS CODE AND 2013 CALIFORNIA REFERENCED STANDARDS CODE, THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE, CHAPTERS A3, A4, AND A5 OF THE 2012 INTERNATIONAL EXISTING BUILDING CODE; THE 2012 UNIFORM SOLAR ENERGY CODE; TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS THERETO; AND AMENDING PORTIONS OF TITLE 9 OF THE BURBANK MUNICIPAL CODE.

City Attorney's Synopsis

This Ordinance amends portions of Titles 9 Chapters 1 and 2 of the Burbank Municipal Code to adopt by reference the 2013 California Building Standards Code, and other related codes, all of which are mentioned in the title. The Ordinance further sets forth local amendments to some of those statewide construction standards. Through the adoption of Resolution No. 13-28,648, the Council made express findings and determinations that certain amendments to those statewide standards are reasonably necessary due to local climatic, geographical, or topographical conditions. Additional modifications provide for certain administrative amendments. This Ordinance has been found to be categorically exempt from the California Environmental Quality Act.

THE COUNCIL OF THE CITY OF BURBANK DOES ORDAIN AS FOLLOWS:

1. Division 1 of Article 1 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Division 1 of Article 1 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

ARTICLE 1. Building Regulations

Division 1:California Building Code

9-1-1: ADOPTION OF 2013 CALIFORNIA BUILDING CODE:

A. ADOPTION OF CODE.
California Code of Regulations Title 24, Part 2, of the California Building Standards Code, 2013 Edition, together with California Building Code Chapter 1 Division II and the appendix thereof, as adopted by the California Building Standards Commission are hereby adopted by the City of Burbank and made a part of this Code and that such changes and modifications are reasonably necessary because of climatic, geographical, and topographical conditions which pertain to the City of Burbank as stated in Resolution No. 13-28,648 . Such changes and modifications are herein more particularly set forth in this article. Copies of said code and standards filed with the City Clerk prior to adoption are now on file in the office of said Building Division, and are available for public inspection.

B. SHORT TITLE.
In this Code and any ordinance or resolution of the City where the phrase "International Building Code" or "Building Code" appears, such phrase shall be construed to refer to the California Building Code, which is described in and adopted by this section.

C. DELETIONS FROM THE APPENDIX.
The following provisions are hereby deleted from the Appendix to the California Building Code, 2013 Edition: Appendix A, B, D, F, K and Sections 103 and 113 of Chapter 1.

D. APPLICABILITY TO GOVERNMENT BUILDINGS.
The provisions of this article shall apply to all buildings, structures, or land owned, operated, or controlled by any governmental entity or political subdivision, agency, or district thereof, but shall not apply to buildings, structures, or land exempted by the provisions of Section 105.2 of the California Building Code.

E. NUMBERING OF CODE.
In order to provide consistency between this article and the provisions of the California Building Code, the section, subsection, and paragraph numbers or designations of the California Building Code shall be retained in this article and shall be preceded by the prefix "9-1-1-". Such prefix refers to this article and chapter of the Burbank Municipal Code.

F. SUBMITTAL OF PLANS PRIOR TO EFFECTIVE DATE OF CODE AMENDMENTS.

The provisions of this article shall not apply to submittals for building permits received prior to the effective date of the amendments to this Article. Submittals received prior to the effective date shall conform to the applicable codes in effect at the time of the submittal. Submittal" is defined as the date of permit application filing in accordance with California Building Code Section 105.3.

G. WARNING AND DISCLAIMER.

The degree of structural protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Accidents and disasters can and will occur on rare occasions. Risks may be increased by man-made or natural causes. This article does not imply that work done pursuant to this article or occupations permitted by this article will be free from damages. This article shall not create liability on the part of the City, any officer or employee thereof, for any damages that result from reliance on this article or any administrative decision lawfully made thereunder. [Amended by Ord. No. 3797, eff. 12/3/10 (Enforcement Date: 1/1/11); 3733, 3604, 3519, 3423, 3299, 3175, 3091, 2957, 2591, 2442, 2278.]

9-1-1-101.1: TITLE

Insert "City of Burbank" into Name of Jurisdiction.

9-1-1-101.4.4 PROPERTY MAINTENANCE

Replace California Property Maintenance Code with *International Property Maintenance Code.*

9-1-1-105.2: WORK EXEMPT FROM PERMIT:

A. Section 105.2, Numbers 1 and 2 only under the "Building" subsection, of the 2013 California Building Code are amended to read:

(1) One-story, detached accessory building used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and is no more than 10 feet in height. The building shall not contain any heating, plumbing, or electrical installations or be used for the storage of any hazardous materials.

(2) Masonry or concrete fences not over 6 feet high and other fences not over 8 feet high. See Burbank Municipal Code Title 10 for maximum fence heights permitted by the zoning code.

B. Section 105.2 "Electrical" of the 2013 California Building Code is amended to read: See 2013 California Electrical Code for electrical work exempt from permit.

C. Section 105.2 "Gas" of the 2013 California Building Code is amended to read: See 2013 California Plumbing Code for gas piping work exempt from permit.

D. Section 105.2 "Mechanical" of the 2013 California Building Code is amended to read: See 2013 California Mechanical Code for mechanical work exempt from permit.

E. Section 105.2 "Plumbing" of the 2013 California Building Code is amended to read: See 2013 California Plumbing Code for plumbing work exempt from permit. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-105.3.3: FEES FOR COPIES:

9-1-1-105.3.3.1: FEES FOR FILE COPIES OF PLANS:

At the time of issuance of permit, the applicant shall pay a fee, as set forth in the Burbank Fee Resolution, to the Building Official for digital copies of the approved construction documents, or other format approved by the Building Official, to serve as the official file copy of the corrected plans. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-105.3.3.2: FEES FOR REPRODUCTION OF FILE COPIES OF PLANS:

The reproduction fee for file copies of official plans retained on microfilm shall be as set forth in the Burbank Fee Resolution. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-105.3.4: TO WHOM A PERMIT MAY BE ISSUED:

A. ISSUANCE TO STATE LICENSEES.
No permit shall be issued to any person doing any work regulated by the California Building Code except to a person holding a valid, unexpired and unrevoked State license to do such work.

B. ISSUANCE TO OWNERS.
Any permit required by this article may be issued to any person to do any construction or work regulated by the California Building Code in the event that such person is a bona fide owner of such property provided that the work is limited to:

1. A single-family dwelling of wood frame construction not more than two stories and basement in height.
2. Multiple dwellings containing no more than four dwelling units of wood frame construction not more than two stories in height. However, this shall not be construed as allowing an unlicensed person to construct multiple clusters of up to four dwelling units each to form apartment or condominium complexes where the total exceeds four units on any lawfully divided lot.

3. Garages or other structures appurtenant to buildings described under subdivision (1) of wood frame construction not more than two stories and basement in height.

4. Nonstructural or non-seismic alterations or additions. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-105.6.1: APPEAL OF REVOCATION OR SUSPENSION:

The action of the Building Official may be appealed to the Board of Building and Fire Code Appeals within 60 days of date of mailing notice of such suspension or revocation. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-105.8: CONSTRUCTION HOURS:

The following construction hours shall apply to all construction, alteration, movement, enlargement, replacement, repair, equipment, maintenance, removal and demolition work regulated by this code:

Construction Hours:

Monday – Friday 7:00 a.m. to 7:00 p.m.
Saturday 8:00 a.m. to 5:00 p.m.
Sunday and City Holidays None

EXCEPTIONS:

1. Single-family residential owner-builder permits when work is performed solely by the owner and family members:

Monday – Friday 7:00 a.m. to 7:00 p.m.
Saturday 8:00 a.m. to 5:00 p.m.
Sunday and City Holidays 8:00 a.m. to 5:00 p.m.

2. Where work must be performed in an emergency situation, as defined in Section 9-3-204 of the Burbank Municipal Code.

3. The Community Development Director may grant exceptions wherever there are practical difficulties involved in carrying out the provisions of this section or other specific onsite activity warrants unique consideration.

4. The Planning Board or City Council may grant exceptions pursuant to land use entitlements. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-107.3.2: PREVIOUS APROVALS:

This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which

has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

ADDITIONAL TIME: This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which an application for a lawful permit has been submitted before the effective date of this code, and in which case, plan check may be extended as follows:

1. Where plan check approval is within 180 days after the effective date of this code, plan check may be extended up to four times for additional periods not exceeding 90 days each from the date of plan check approval. The extension shall be requested in writing and reasonable cause demonstrated.

2. Where plan check approval is not approved for construction within 180 days after the effective date of this code, plan check may be extended for no more than two times for additional periods not exceeding 90 days each, provided the plan check approval is issued within one year after the effective date of this code. The extension shall be requested in writing and reasonable cause demonstrated. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-109.2: SCHEDULE OF FEES:

9-1-1-109.2.1: FEES:

Fees shall be assessed in accordance with the provisions of this section and as set forth in the Burbank Fee Resolution. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-109.2.2: EXEMPTION FROM FEES:

The City, any department or office thereof acting on behalf of the City, any municipal utility wholly owned by the City, and the Burbank Unified School District, shall be exempt from the payment of all fees required by the Building Code. However, this fee waiver does not exempt any party from obtaining a permit for such work nor exempt such party from conforming to the procedures established by the City nor from compliance with all applicable City ordinances or State laws regulating such work. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-109.6: REFUNDS:

9-1-1-109.6.1: PLAN CHECK FEES:

No portion of the plan check fee shall be refunded unless plan review has not been performed, in which case 80 percent of the plan check fee shall be refunded upon written application for refund submitted by the person who made original payment of such fee and with the written consent of the owner of the real property on which the work was proposed to be done. The Building Official shall

determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 180 days have elapsed from the date of the submittal for plan check, no plan check fees shall be refunded. In the event subsequent application for plan check is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-109.6.2: PERMIT FEES:

In the event any person shall have obtained a building permit and no portion of the work or construction covered by such permit shall have commenced, nor any inspection performed by any City employee, and notice of abandonment has been received from the owner of the real property on which such work would have been performed, the permittee, upon presentation to the Building Official of a written request for refund, shall be entitled to a refund in an amount equal to 80 percent of the building permit fee actually paid for such permit. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 180 days have elapsed from the date of the issuance of the permit, no permit fees shall be refunded. In the event subsequent application for a permit is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

EXCEPTION:

1. If a permit has been issued for a project located in an area outside the jurisdiction of the City, 100 percent of the permit and plan checking fee may be refunded.
2. If a duplicate permit has been erroneously issued, 100 percent of the duplicated permit and plan checking fee may be refunded. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-110.3.1.1: SETBACK CERTIFICATION REQUIRED:

A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection.

EXCEPTION: Wherever there are practical difficulties involved in carrying out the provisions of this section, the Building Official shall have the authority to grant modifications for individual cases. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-111.3: TEMPORARY OCCUPANCY:

9-1-1-111.3.1: TEMPORARY USE AND OCCUPANCY:

If the Building Official finds no substantial hazard will result from the occupancy of any building, or portion thereof, or deficiencies that would impede accessibility to any building, or portion thereof, before the same is completed, the Building Official may issue a temporary certificate of occupancy for any building or portion thereof. Satisfactory evidence in the form of an application for temporary certificate of occupancy shall be submitted to the Building Official showing that the work cannot be completed prior to the time such occupancy is desired because of its magnitude or because of unusual construction difficulties. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-111.3.2: APPLICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY:

After the Building Official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the Building Division, the Building Official may issue a temporary certificate of occupancy. The application shall contain the following:

A. The building permit number.

B. The address of the structure.

C. The name and address of the owner.

D. A description of that portion of the structure for which the temporary certificate is issued.

E. A statement that all work shall conform to the provisions of the Building, Electrical, Mechanical, Plumbing, and Fire Codes, as amended, and the applicable provisions of the Burbank Municipal Code.

F. A statement that all work shall be completed within the time limitations granted by the temporary certificate of occupancy.

G. The Building Official may require the applicant of a temporary certificate of occupancy to also apply for a temporary utilities release. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-111.3.3: FEES AND BOND:

A. A bond in the amount of two percent of the valuation of the building permit shall be provided by the applicant before issuance of a temporary certificate of occupancy. The bond shall be released to the applicant upon issuance of the certificate of occupancy in accordance with Sec. 111 of the California Building Code. If the Building Official determines that less than two

percent of the work is necessary for completion, the Building Official may reduce the amount of the bond proportional to the incomplete work.

B. The City shall collect a fee for each temporary certificate of occupancy and temporary utilities release. Fees shall be assessed in accordance with the provisions of this section and as set forth in the Burbank Fee Resolution. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-111.3.4: TIME LIMITATION OF TEMPORARY CERTIFICATE OF OCCUPANCY:

Such temporary certificate of occupancy and temporary utilities release shall be valid for a period not to exceed 180 days. Additional temporary certificates of occupancy may be issued, if the application is approved by the Building Official. Upon expiration of a temporary certificate of occupancy, the building or structure shall require a certificate of occupancy in accordance with other provisions in this code. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-113.3 BOARD MEMBER QUALIFICATIONS:

Section 113.3 of the California Building Code shall be amended to read:
Section 113.3 Qualifications. The board of appeals shall be the same as the Board of Building and Fire Code Appeals. The establishment and composition of the board and qualifications of board members are specified in Section 2-1-414 of the Burbank Municipal Code.
9-1-1-113.4: BOARD OF BUILDING AND FIRE CODE APPEALS- NOTICE OF APPEAL:

Section 113 of the California Building Code is amended to add:
113.4. Appeal. A notice of appeal shall be filed with the Building Official stating the grounds for appeal. The Building Official shall fix a time and place for hearing such appeal within 60 days from the date notice of appeal was filed and shall give not less than five days notice thereof to appellant and to each member of the Board. No notice of appeal shall be accepted unless the appellant first pays to the Building Official the fee as designated in the Burbank Fee Resolution for filing such appeal. The decision of the Board shall be final and conclusive. Within seven days thereafter, exclusive of Saturdays, Sundays, and holidays, the Building Official shall give notice of the decision to the appellant. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-202: DEFINITION OF BUILDING OFFICIAL:

The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative. "Building Official" shall be synonymous with the term "Assistant Community Development Director/Building Official" or "Building Director" of the City. [Formerly Numbered

7-1-203 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3519, 3423.]

9-1-1-310.8: BUILDING SECURITY:

9-1-1-310.8.1: GENERAL REQUIREMENTS:

Doors, windows or hatchways for dwelling units, room units or housekeeping units, openings between attached garages and dwelling units, and openings in enclosed attached garages, other than vehicular access, shall be provided with devices designed to provide security for the occupants and property within. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-310.8.2: DOORS:

Doors providing access to a dwelling unit, rooming unit or housekeeping unit shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-310.8.3: WINDOWS:

A. Operable windows located in whole or in part within 6 feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit shall be equipped with a window sash locking device.

B. Bars, grilles, grates or similar devices shall not be installed on any emergency or escape windows. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-310.8.4: BASEMENT HATCHWAYS:

Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit shall be equipped with devices that secure the units from unauthorized entry. [Formerly Numbered Article 6 Division 1 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-406.3.1.1: CLEAR HEIGHT- PRIVATE GARAGES AND CARPORTS:

Garages in connection with Group R, Division 1 and 3 Occupancies shall have an unobstructed headroom clearance of not less than 7 feet above the finish floor to any ceiling, beam, pipe or similar construction.

EXCEPTION: Storage compartments may extend down to a point four feet, six inches above the finish floor of the garage and a maximum of two feet, ten inches horizontally from the garage wall where this does not restrict the parking. [Previously numbered 7-1-312.2.3; Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-406.3.6: PORTE COCHERE:

Porte Cocheres attached to Group R-3 Occupancies which extend into a side yard, as permitted in BMC Section 10-1211(f), shall have fire resistance and protection as set forth in Section 705 and Tables 601 and 602 of the California Building Code. Firestopping and Draftstopping shall be provided in the attic space between the porte cochere and the dwelling as set forth in Section 717 of the California Building Code. The fire-resistive requirements shall apply to all elements of the structure, including, but not limited to, posts, columns, roof/ceiling assembly, projections, and other architectural elements. Distance shall be measured at right angles from the property line.

EXCEPTION: Porte cocheres complying with the minimum fire-resistive requirements permitted in Chapter 7A of the California Building Code and Sections 9-1-1-701A.1.1 through 9-1-1-706.A.2 of the Burbank Municipal Code. [Formerly Numbered 7-1-503.2.1.1 and Amended by Ord. No. 3742, eff. 6/20/08 (Enforcement Date: 8/19/08); Added by Ord. 3519, eff. 6/26/99; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 3604.]

9-1-1-705.3.1: BUILDINGS ON CONTIGUOUS LOTS:

A. LOTS UNDER THE SAME OWNERSHIP OR OCCUPANCY:
In all cases involving contiguous lots owned or occupied by the same person, such lots, or portions of lots, may be considered as one lot for the purpose of enforcing Sections 705 and 715 of the Building Code, provided the owner and the tenant or lessee, if any, executes and records an agreement with the City to the satisfaction of the Building Official on a form approved by the City Attorney, assuring compliance with such provisions in the event the common ownership or occupancy of the lots is terminated. The Building Official is hereby authorized to execute such agreements on behalf of the City. An easement for right-of-way purposes shall constitute ownership or occupancy under this section. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-701A.1.1: ESTABLISHMENT OF THE BURBANK FIRE HAZARD SEVERITY ZONE:

For the purpose of the Building Code, the Burbank Fire Hazard Severity Zone is hereby established. The boundaries of the Burbank Fire Hazard Severity Zone are shown on a map designated "Burbank Fire Hazard Severity Zone," consisting of one sheet on file in the Office of the Building Official, which map, together with

any amendments thereto, is hereby adopted and made a part of the Building Code. [Formerly Numbered 7-1-3601 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered 9-1-1-722.1 and Amended by Ord. No. 3742; eff. 6/20/08 (Enforcement Date: 8/19/08); Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3519, 3423.]

9-1-1-705A.2.1: CLASS A ROOF COVERING:

Roofs shall have a Class A roof covering or a Class A roof assembly. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-705A.4.1: ROOF GUTTERS AND DOWNSPOUTS:

Roof gutters and downspouts shall be constructed of noncombustible material. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-706A: VENTS:

9-1-1-706A.2: REQUIREMENTS.

Section 706A.2 of the California Building Code shall be amended to include this requirement:

4. Gable end or dormer vents shall be located at least 10 feet from property lines. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-1-901.1.1: FIRE PROTECTION SYSTEMS - BURBANK MUNICIPAL CODE:

The codes and standards referenced in Title 9 Chapter 2 of the Burbank Municipal Code are considered part of the requirements of this code. Where in any specific case different sections of this code and Title 9 Chapter 2 of the Burbank Municipal Code specify different materials, methods or construction, or other requirements, the most restrictive shall govern. [Formerly Numbered 7-1-904.1.1.1 and 7-1-904.2.1.1 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3519, 3423.]

9-1-1-1207.1: PURPOSE AND SCOPE - SOUND TRANSMISSION:

The purpose of this section is to establish uniform minimum noise insulation performance standards to protect persons within hotels, motels, dormitories, apartment houses and dwellings, including detached single-family dwellings, from the effects of excessive noise, including, but not limited to, hearing loss or impairment and interference with speech and sleep. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-1207.4: ALTERNATE SOUND TRANSMISSION CONTROL ASSEMBLIES FOR NEW SINGLE-FAMILY DWELLINGS:

A. LDN CONTOUR 60-65.

1. Roof assemblies shall be constructed with fiberglass batt insulation with a minimum R-value of 38.

2. Wall assemblies shall be constructed with fiberglass batt insulation with a minimum R-value of 15.

3. For exterior walls parallel to the noise source, or at some angle less than perpendicular to the noise source, all windows shall have a minimum STC rating of 40. All sliding glass doors and French doors shall have a minimum STC rating of 35. All windows shall be weather-stripped in accordance with the California Energy Efficiency Standards for Low-Rise Residential Buildings.

EXCEPTION: Stained glass panels.

4. All exterior doors shall be 1-3/4" solid-core, wood-slab doors, or 18-gage insulated steel-slab doors, with compression seals all around, including the threshold. All door glazing shall be 3/4" double-pane insulating units with double-strength 1/8" glass.

EXCEPTIONS:

a. Sliding glass and French doors. (See number 3 above)
b. Stained glass panels.

5. An acoustic acrylic mastic sealant (non-drying and non-hardening) shall be used to seal and caulk all penetrations in accordance with the California Energy Efficiency Standards for Low-Rise Residential Buildings.

6. A secondary weather-resistive barrier, or housewrap, shall be installed.

B. LDN CONTOURS 65-70 dB and 70-75 dB.

1. Structures in LDN contours 65-70 dB and 70-75 dB shall conform to the requirements for LDN contour 60-65 dB.

2. All windows shall have a minimum STC rating of 40. All sliding glass doors and French doors shall have a minimum STC rating of 35. All windows shall be weather-stripped in accordance with the Energy Efficiency Standards for Low-Rise Residential Buildings.

EXCEPTION: Stained glass panels.

All exterior walls parallel to the noise source, or at some angle less than perpendicular to the noise source, shall be constructed, on the interior surface, with resilient channels 24" o.c. attached at right angles to the wood studs, with one layer of gypsum wallboard applied parallel to the channels. End joints of the wallboard shall be back-blocked with resilient channels.

C. LDN CONTOUR 75-80 dB.
Dwellings located in a LDN contour of 75-80 dB or above shall meet the acoustical analysis requirements of Section 1207 of the California Building Code. [Formerly Numbered 7-1810 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. 3662, eff. 3/15/05; Deleted by Ord. No. 3441, eff. 8/31/96; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-1404.3.3: WOOD SHAKE AND WOOD SHINGLE EXTERIOR WALL COVERING:

9-1-1-1404.3.3.1: WOOD SHAKES AND SHINGLES PROHIBITED:

Section 1404.3 of the California Building Code shall be amended to include: 1404.3.3 Shakes and shingles. No wood shakes or wood shingles shall be installed as an exterior wall covering on any new or existing building or structure. No wood board, hardboard, or engineered wood siding shall be installed as an exterior wall covering on any new or existing building or structure in the Burbank Fire Hazard Severity Zone. Pressure-treated wood, intumescent paints, and other protective coatings shall not be allowed in the Burbank Fire Hazard Severity Zone.

EXCEPTIONS: The following types of siding may be used:

1. Fiber-Cement siding with a Class A fire rating.
2. Vinyl siding with a Class A fire rating. Such vinyl siding shall be installed over one layer of Type X gypsum board with a minimum thickness of 1/2".
3. Alternate siding materials may be approved by the Building Official and Fire Chief in accordance with Section 104.11 of the California Building Code. [Formerly Numbered 7-1-1405.1 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3742, eff. 6/20/08 (Enforcement Date: 8/19/08); Amended by Ord. No. 3797, eff. 12/3/10; 3636, 3604, 3519, 3423.]

9-1-1-1404.3.3.2: EXISTING WOOD EXTERIOR REPAIRS:

A. Section 9-1-1-1404.3.3.1 shall not apply when an existing building or structure with a wood exterior wall covering is subject to wood shake or wood shingle installation, addition, repair, alteration or replacement of less than 25 percent of the existing building or structure's wood exterior wall covering area over the life of the building commencing on or after the effective date of this ordinance, as long as that existing building or structure with a wood exterior wall

covering is located outside of the Burbank Fire Hazard Severity Zone . No exterior repairs or installations shall be allowed in the Burbank Fire Hazard Severity Zone.

B. Section 9-1-1-1404.3.3 shall not apply when an existing building or structure with a wood exterior wall covering is subject to wood shake or wood shingle installation, addition, repair, alteration or replacement of 25 percent or more of the existing building or structure's wood exterior wall covering area over the life of the building commencing on or after the effective date of this ordinance, as long as that existing building or structure with a wood exterior wall covering is located outside of the Burbank Fire Hazard Severity Zone . In such circumstances, if the building or structure is located in a commercial or industrial zone, pressure-treated wood shakes or pressure-treated wood shingles with a Class B rating shall be used with a one-hour wall and in all other areas of the City, pressure-treated wood shakes or pressure- treated wood shingles with a Class C rating shall be used with a one-hour wall. For the purposes of this ordinance, 25 percent of the area of wood exterior wall covering shall be calculated from the area of the wood exterior wall covering existing on the effective date of this ordinance. No wood exterior repairs or installations shall be allowed in the Burbank Fire Hazard Severity Zone. [Formerly Numbered 7-1-1405.2 and 7-1-1405.3 and Amended by Ord. No. 3733, eff. 12/21/07, Amended by Ord. No. 3742, eff. 6/20/08 (Enforcement Date: 8/19/08); Amended by Ord. No. 3797, eff. 12/3/10; 3636, 3604, 3519, 3423.]

9-1-1-1406.2: COMBUSTIBLE WALL COVERINGS

Section 9-1-1-1406.2.1 shall be amended to include:
5. No wood shakes or wood shingles shall be installed as an exterior wall covering on any new or existing building or structure. No wood board, hardboard, or engineered wood siding shall be installed as an exterior wall covering on any new or existing building or structure in the Burbank Fire Hazard Severity Zone. Pressure-treated wood, intumescent paints, and other protective coatings shall not be allowed in the Burbank Fire Hazard Severity Zone

9-1-1-1411: SANDBLASTING:

9-1-1-1411.1: DRY SANDBLASTING:

Dry sandblasting is prohibited unless authorized by special permission of the Building Official endorsed upon the permit. Permission for dry sandblasting shall be granted only when it is not possible to employ wet sandblasting. When dry sandblasting is permitted, the Building Official may impose such conditions as he may deem necessary for the protection of the public and adjacent property. [Formerly Numbered 7-505 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 7 74; Renumbered by Ord. No. 3058, eff. 2/21/87;

Formerly Numbered 9-1-1-1409.1 and Amended by Ord. No. 3797, eff. 12/3/10; 2957, 2595, 2194.]

9-1-1-1411.2: USE OF CANVAS:

Sandblasting operations shall at all times be separated from adjacent property by canvas or other suitable barrier to prevent the splashing or blowing of water or sand thereupon. [Formerly Numbered 7-506 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 7 75; Renumbered by Ord. No. 3058, eff. 2/21/87; Formerly Numbered 9-1-1-1409.2 and Amended by Ord. No. 3797, eff. 12/3/10; 2957, 2194.]

9-1-1-1411.3: STOPPAGE OF WORK:

The Building Official may order the immediate stoppage of sandblasting for failure to comply with any provision of this article. Disobedience of such order shall constitute a misdemeanor. [Formerly Numbered 7-507 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 7 76; Renumbered by Ord. No. 3058, eff. 2/21/87; Formerly Numbered 9-1-1-1409.3 and Amended by Ord. No. 3797, eff. 12/3/10; 2957, 2595, 2194.]

9-1-1-1411.4: POLLUTION AND DISCHARGE RUNOFF:

Sandblasting operations shall comply with the requirements of Article 9, Standard Urban Storm Water and Urban Runoff Management Programs, of this code. [Formerly Numbered 7-508 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. 3604, eff. 11/2/02; Formerly Numbered 9-1-1-1409.4 and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-1501.1.1: WOOD ROOFS PROHIBITED:

A. All wood shake or shingle roofs located outside of the Mountain Fire Zone. Notwithstanding any other requirement of the Burbank Municipal Code and the California Building Code, no wood shake or shingle roofs shall be permitted to remain on any building or structure after August 14, 2014.

B. All wood shake or shingle roofs located inside the Burbank Fire Hazard Severity Zone. Notwithstanding any other requirement of the Burbank Municipal Code and the California Building Code, no wood shake or shingle roofs shall be permitted to remain on any building or structure after August 14, 2005. [Formerly Numbered 7-1-1503.2; Amended by Ord. No. 3825, eff. 7/13/12; 3797, 3742, 3733, 3636, 3604, 3519, 3423.]

9-1-1-1507.8: WOOD SHINGLES:

No wood roof covering shall be installed on any new or existing building or structure. [Formerly Numbered 7-1-1503.1.1 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10; 3636, 3604, 3519, 3423.]

9-1-1-1507.9: WOOD SHAKES:

No wood roof covering shall be installed on any new or existing building or structure. [Formerly Numbered 7-1-1503.1.1 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10; 3636, 3604, 3519, 3423.]

9-1-1-1510.3: RECOVERING VERSUS REPLACEMENT:

Section 1510.3(2) of the California Building Code is amended to read:
2. Where the existing roof covering is wood shake, wood shingle, slate, clay, cement or asbestos-cement tile. There are no exceptions.
[Added by Ord. No. 3733, eff. 12/1/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-1510.4: ROOF RECOVERING:

No roof covering shall be applied over existing wood shakes or wood shingles. When a roof has two or more layers of roof covering, any of which is wood shake or wood shingle, all layers shall be completely removed before applying a new roof covering. Existing roof recovering over wood shakes or wood shingles shall be removed and replaced no later than August 14, 2020. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3825, eff. 7/13/12; 3797.]

9-1-1-1612.3: ESTABLISHMENT OF FLOOD HAZARD AREAS:

A. Insert: "City of Burbank" into [Name of Local Jurisdiction] field in Section 1612.3 of the California Building Code.

B. Insert: "January 20, 1999" into [Date of Issuance] field in Section 1612.3 of the California Building Code. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-2703: PUBLIC SAFETY UHF RADIO AMPLIFICATION SYSTEM:

A. GENERAL.
Except as otherwise provided, no person shall maintain, own, erect, or construct, any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for City emergency service workers, including but not limited to firefighters and police officers. For purposes of this section, adequate radio coverage shall include all of the following: 1) a minimum signal strength of one (1) microvolt available in 85 percent of the area of each

floor of the building when transmitted from the City of Burbank Communications Systems; 2) a minimum signal strength of one (1) microvolt received at the City of Burbank Communications Systems when transmitted from 85 percent of the area of each floor of the building; 3) the frequency range which must be supported shall be 470.0 MHz to 473.5 MHz; and 4) a 90 percent reliability factor.

B. TESTING PROCEDURES.

1. Initial Tests.

Initial tests will be performed by City of Burbank employees. A Certificate of Occupancy shall not be issued to any structure if the building fails to comply with this section.

2. Annual Tests.

Annual tests will be conducted by the Burbank Fire Department in conjunction with inspection procedures.

C. AMPLIFICATION SYSTEMS ALLOWED.

Buildings and structures which cannot support the required level of radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted bi-directional UHF amplifiers as needed. If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operating on an independent battery and/or generator system for a period of at least 12 hours without external power input. The battery system shall automatically charge in the presence of an external power input. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-2901.2: PUBLIC FACILITIES AT GASOLINE SERVICE STATIONS:

Each gasoline service stations, including a station where such service is provided by the customer only, shall provide and maintain for the use of customers of such service station:

A. At least one water closet and appropriate hand-washing facility, in compliance with the standards set forth in Chapter 11B of the California Building Code. Access to the water closet compartment may be coin-operated at the option of the service station operator or owner.

B. At least one air pump with hose and valve suitable for filling tires to recommended pressures. Such pump facility may be coin-operated at the option of the service station operator or owner.

C. At least one water hose attached to a source of running water suitable and available for use in the radiators of the vehicles serviced at such stations.

The provisions of this section shall also apply to any existing gasoline service station which is reconstructed substantially following destruction from any cause, or which is substantially renovated or rehabilitated for any reason provided that the estimated cost of such reconstruction, renovation, or rehabilitation is equal to or greater than the valuation threshold established in Section 11B-202.4 of the California Building Code. [Formerly Numbered 7-1-2902.7 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3519, 3423.]

9-1-1-3109.6: SWIMMING POOLS- NEARNESS TO ELECTRICAL WIRES:

Conductor clearances shall comply with the requirements of the California Electrical Code and the requirements of Burbank Water and Power/Electrical Division. [Formerly Numbered 7-1A-421.4 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. 3519, eff. 6/26/99; Amended by Ord. No. 3797, eff. 12/3/10; 3604.]

9-1-1-3203: BUILDING ON PUBLIC EASEMENT PROHIBITED:

No person shall erect, construct, alter, repair, raise, build or move any permanent building, structure, paving, or portion thereof, upon any easement or right-of-way, reserved by the original grantor of a lot or parcel of land or conveyed, granted or dedicated to the City for drainage or public utility purposes, including the construction and maintenance of pipes, conduits, open ditches, poles, wires or other facilities for conveying gas, electricity, power, water, telephone and telegraph service or sewerage to and from property within the City, without the written consent of the City or owner of the easement or right-of-way, as the case may be. The records of the County Recorder of the County shall be prima facie, but not conclusive, proof of the existence of such easement or right-of-way. [Formerly Numbered 7-1-3208 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. 3604, eff. 11/2/02; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-3302.3: CONSTRUCTION FENCING:

In addition to the requirements of Section 3306 of the California Building Code, Protection of Pedestrians, every construction site shall be enclosed by a barrier to prevent unauthorized access. The barrier shall extend the entire perimeter of the construction site. Openings shall be protected by gates that shall be kept closed and locked during non-operational hours.

EXCEPTION:

1. Construction fencing may be removed during operational hours to permit access for construction activity. The construction fencing shall be replaced during non-operational hours. Construction fencing is not required to extend beyond existing site fencing provided the fencing is located solely upon the private

property upon which such work is being done. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-3305: SANITARY AND GARBAGE FACILITIES:

9-1-1-3305.1: FACILITIES REQUIRED:

Sanitary facilities shall be provided during construction, remodeling or demolition activities in accordance with the California Plumbing Code.

EXCEPTION:
In lieu of flush water closets, chemical toilets may be provided. Chemical toilets shall be located solely upon private the property upon which such work is being done. The toilets shall be located and maintained to prevent them from becoming a nuisance to the adjoining properties. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-3305.2: GARBAGE CONTAINERS:

Garbage containers shall be provided during construction, remodeling or demolition activities. Garbage containers shall be located solely upon the private property upon which such work is being done. The containers shall be located and maintained to prevent them from becoming a nuisance to the adjoining properties.

EXCEPTION:
Garbage containers for which a valid encroachment permit has been issued by the Public Works Department. [Formerly Numbered 7-1-3303.7.5 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. 3604, eff. 11/2/02; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-3410.2: PERMITS FOR MOVED STRUCTURES:

9-1-1-3410.2.1: SCOPE:

The provisions of this section shall apply to the relocation of existing buildings. [Formerly Numbered 9-1-1-3408.2.1 and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-3410.2.2: PERMIT TO MOVE BUILDING:

A. Any person who intends to move or cause to be moved any building or structure into, upon, across, along, or over the public streets, alleys, or highways in the City, or otherwise obstruct the free passage and use of such streets, alleys, or highways shall first make application to the Building Official and obtain the required permit.

B. Except as otherwise provided in this section, the Building Official shall not issue a permit for any building or structure which, in the opinion of the Building Official, violates any of the laws, rules or regulations of this State or any agency thereof or of the City, or the intent and purposes thereof, or which:

(1) Constitutes a public nuisance;

(2) Is so constructed or in such condition as to be dangerous;

(3) From visual inspection is infested with pests or is unsanitary;

(4) If it be a dwelling or other building for human habitation, is unfit for such use;

(5) Is in a dangerous or defective condition which cannot practicably and effectively be remedied;

(6) Is of a type prohibited at the proposed location by this Code or by any other law;

(7) Is of such age, size, design, or architectural treatment that it does not substantially conform to the general design, plan, and construction of the buildings in the neighborhood where the building or structure is to be relocated;

(8) Would cause appreciable harm, or be materially detrimental to, property or improvements in the vicinity of the proposed site; or

(9) Is prohibited by the zoning provisions of the Burbank Municipal Code. [Formerly Numbered 9-1-1-3408.2.2 and Amended by Ord. 3797, eff. 12/3/10.]

9-1-1-3410.2.3: APPLICATION FOR PERMIT:

A. The application for a permit shall be in accordance with Section 105.3 of the California Building Code.

B. Time limitations of applications shall be in accordance with Section 105.3.2 of the California Building Code. [Formerly Numbered 9-1-1-3408.2.3 and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-3410.2.4: CONSTRUCTION DOCUMENTS:

Construction documents shall be in accordance with Section 107 of the California Building Code. [Formerly Numbered 9-1-1-3408.2.4 and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-3410.2.5: FEES AND BOND:

A. Fees shall be assessed in accordance with the provisions of this section and as set forth in the Burbank Fee Resolution.

B. The Building Official shall not issue a permit unless the provisions of the Burbank Municipal Code, insofar as applicable, have been complied with and until the permittee or an authorized agent shall have first deposited with the Building Official a cash bond in an amount equal to the estimated cost plus 10

percent of the work required to be done in order to comply with all of the conditions under which the permit is issued. Every such deposit made pursuant to this section shall be conditioned as follows:

(1) Each and all of the terms and conditions of the permit shall be complied with to the satisfaction of the Building Official.

(2) All of the work required to be done pursuant to the conditions of the permit shall be fully performed and completed within the time limit specified in the permit. If no time limit is specified, the work shall be completed within 90 days after the date of the issuance of the permit. The time limit herein specified in any permit issued under the provisions of this section may be extended for good and sufficient cause, either before or after said time period has expired, by written order of the Building Official.

(3) If the permittee fails to fully perform and complete the work required to be done in order to comply with all of the conditions under which the permit is issued, or, if an extension or extensions have been granted by the Building Official, within the time specified in such extensions, the Building Official shall give written notice to the permittee of such default. Such notice of default shall state the work to be done, the estimated cost thereof, and the period of time deemed by the Building Official to be reasonably necessary for the completion of such work. If compliance is not had within the time specified, the Building Official shall proceed without delay and without further notice or proceeding whatever to cause the required work to be done and deduct from the cash bond deposited the cost of the work plus 10 percent which shall be retained by the City to cover administrative costs.

(4) In lieu of completing the required work, the Building Official may demolish the building or structure and clear, clean, and restore the site and deduct from the cash bond deposited the cost of the work plus 10 percent thereof, which 10 percent shall be retained by the City to cover the administrative costs.

(5) Every permittee accepting a permit hereunder shall agree to be bound by the above provisions without recourse to the City or any officer or Board of the City.

C. DURATION OF BOND OR DEPOSIT.

The term of each cash bond deposited pursuant to this section shall begin upon the date of deposit and shall end upon completion, to the satisfaction of the Building Official, of the performance of all the terms and conditions of this section. Upon such completion, the Building Official shall return the cash deposit to the depositor or the depositor's successors or assigns, except any portion thereof which may have been used or deducted as provided in this section. [Formerly Numbered 9-1-1-3408.2.5 and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-3410.2.6: INSPECTIONS:

A. Inspections shall be in accordance with Section 110 of the California Building Code.

B. Before granting any permit, the Building Official shall cause an inspection to be made of the building or structure to be moved. If the Building Official, after consultation with the City Planner, finds that the building or structure can be practically and effectively repaired and rehabilitated so that it will substantially conform to the provisions of the Burbank Municipal Code, the Building Official may approve the application. In approving such application, the Building Official shall prescribe changes, alterations, additions, or repairs to be made upon such building or structure, or impose such other conditions as the Building Official deems reasonable and appropriate to assure that such building or structure in its proposed location will comply with the requirements of this Code and any other applicable laws and regulations pertaining thereto. Subsequent to such approval, the Building Official shall issue a permit, subject to any conditions which may be imposed.

C. All officers and employees of the City involved in processing an application for a permit or in enforcing compliance with its conditions shall have access to the premises described in the permit for the purpose of inspecting the site, the work, and its progress. [Formerly Numbered 9-1-1-3408.2.6 and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-3410.2.7: BOARD OF APPEALS:

Appeals shall be in accordance with Section 9-1-1-113.4 of this code. [Formerly Numbered 9-1-1-3408.2.7 and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-3410.2.8: INTERFERENCE UNLAWFUL:

In the event of any default in the performance of any term or condition of the permit, the Building Official may go upon the premises to complete the required work or to remove or demolish the building or structure. The owner, the owner's representative, successor or assign, or any other person who interferes with or obstructs the ingress or egress to or from any such premises, or any authorized representative or agent of the City engaged in the work of completing, demolishing, or removing any building or structure for which a permit has been issued, after a default has occurred in the performance of the terms or conditions thereof, is guilty of a misdemeanor. The Building Official may waive the requirement of a bond or deposit when the owner of the property is a government agency. [Formerly Numbered 9-1-1-3408.2.8 and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-C105: (APPENDIX C) COMMERCIAL STABLES:

A. COMMERCIAL STABLE DEFINED.
As used in this section, "commercial stable" shall mean all enclosed structures designed or used commercially to shelter horses. Enclosure shall be by means of permanent walls beneath the roof of the structure and shall be solid except for necessary ventilation and access opening.

B. AUTOMATIC FIRE-EXTINGUISHING SYSTEMS REQUIRED.
All commercial stables shall be equipped with automatic fire-extinguishing systems which comply with Section 903 of the California Building Code.

C. LIVING QUARTERS; SEPARATION AND FIRE-WALLS REQUIRED.
Living quarters in separate structures on the premises shall be separated from commercial stables by a 13 foot yard. Living quarters in commercial stables shall be separated from the stable area by a one-hour, unpierced occupancy separation wall.

D. EXCEPTIONS.
1. Automatic fire-extinguishing systems are not required in stables of Type IA construction.
2. Existing commercial stables may install fire-resistive separations and automatic fire-extinguishing systems providing minimum coverage and approved by the Building and Fire Departments in accordance with the following minimum standards:
(a) The automatic fire-extinguishing system shall be supplied through a separate meter by a two-inch line equipped with a water-flow-alarm system. Sprinkler heads shall be taken off the two-inch main line with a three-quarter inch line. One sprinkler head shall be installed in each stall; and in all other areas one sprinkler head shall be installed in each room division not exceeding one sprinkler head for each 100 square feet.
(b) Fire-resistive separations shall be one-hour unpierced fire-resistive separations installed in existing commercial stables in excess of 200 feet in length with separation every 400 square feet or every 40 lineal feet, whichever provides the greater number of separations. [Formerly Numbered 7-1A-331 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. 3604, eff. 11/2/02; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-G101.5: (APPENDIX G) FLOOD RESISTANT CONSTRUCTION-WARNING AND DISCLAIMER OR LIABILITY:

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights maybe increased by man-made or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City, any officer or employee thereof for any

flood damages that result from reliance on this article or any administrative decision lawfully made thereunder. [Formerly Numbered 7-1709 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. No. 3092; Renumbered by Ord. No. 3097, eff. 1/23/88; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-G102.2: (APPENDIX G) ESTABLISHMENT OF FLOOD HAZARD AREA:

Insert: "January 1, 2011" into the [Date] field in Section G102.2 of Appendix G of the California Building Code. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-G103.9: (APPENDIX G) DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR:

9-1-1-G103.9.1: DEFINITION - FLOODPLAIN ADMINISTRATOR:

"FLOODPLAIN ADMINISTRATOR" means the Public Works Director or his designee. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-G103.9.2: DUTIES - FLOODPLAIN ADMINISTRATOR:

The duties and responsibilities of the Floodplain Administrator shall include, but not be limited to:

A. PERMIT REVIEW.

1. Review all development permits to determine that the permit requirements of this article have been satisfied;

2. All other required state and federal permits have been obtained;

3. The site is reasonably safe from flooding;

4. Require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the City.

B. USE OF OTHER BASE FLOOD DATA.

When base flood elevation data has not been provided in accordance with Section 1612A of the California Building Code, the Floodplain Administrator shall determine the design flood elevations in accordance with Section G103.3, Appendix G, of the California Building Code. Any such information shall be submitted to the Council for adoption.

C. CHANGES IN WATERCOURSE.

Whenever a watercourse is to be altered or relocated:

1. Notify adjacent communities and the California Department of Water Resources prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration;

2. Require that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained.

D. PUBLIC INSPECTION.

Obtain and maintain for public inspection and make available as needed the flood hazard documentation required in Section 1612A.5 of the California Building Code.

E. INTERPRETATIONS.

Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section G105, Appendix G of the California Building Code.

F. ENFORCEMENT.

Take action to remedy violations of this article as specified in Section 113 of the California Building Code. [Formerly Numbered 7-1711 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. No. 3092; Renumbered by Ord. No. 3097, eff. 1/23/88; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-H101.1.1: (APPENDIX H) ZONING CODE SIGN REGULATIONS:

See Article 10, Title 10, of the Burbank Municipal Code for zoning code requirements regulating sign height, area, location and definition of signs. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-H101.2: (APPENDIX H) SIGNS EXEMPT FROM PERMITS:

See Section 10-1-1003, Article 10, Title 10, of the Burbank Municipal Code for sign permit exemptions. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-J104.5: (APPENDIX J) FEES, BONDS AND INSURANCE - EXCAVATION AND GRADING:

A. Fees shall be assessed in accordance with the provisions of this section and as set forth in the Burbank Fee Resolution.

B. The Building Official shall require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions.

(i) BOND REQUIREMENTS.

Whenever an application for a grading permit is filed for the excavation or fill of 250 cubic yards or more in the Hillside Area, as defined in Diagram 10-1-606(A) of the Burbank Municipal Code, or for the excavation or fill of 500 cubic yards or more in other areas, and the nature of the work is such that if left incomplete it will create a hazard to human life or endanger adjoining property, or property at a higher or lower level, or to any street or street improvement or any other public property, the Building Official shall, before issuing the grading permit, require the applicant to guarantee faithful performance and payment of labor and material in an amount determined by the Building Official, which shall be not less than 100 percent of the total estimated cost of the work, including corrective work necessary to remove or eliminate geological hazards. An additional cash deposit may be required by the Building Official in the form of a cash bond sufficient to cover the cost of site cleanup and debris removal. Where grading is required on property adjacent to the grading site to complete a project satisfactorily, the owner of the adjacent property need not provide additional security if the original guarantee is of sufficient amount to include such additional grading. Each bond and agreement shall remain in effect until the work authorized by the grading permit is completed and approved by the Building Official.

(ii) TYPE OF BOND.

A guarantee of faithful performance and payment of labor and material, when required under the provisions of this section, shall be provided by one of the following methods:

(a) A bond executed by the applicant, as principal, and a corporate surety authorized to do business in the State of California, as surety, and in a form furnished by the Building Official and approved by the City Attorney.

(b) A cash deposit with the City.

(c) An instrument or instruments of credit from one or more financial institutions subject to regulation by the State or Federal government pledging that the funds necessary to meet the performance are on deposit and guaranteed for payment, and an agreement that the funds designated by the instrument shall become trust funds for the purpose of securing faithful performance and payment of labor and material. The instrument of credit and the agreement shall first be approved by the City Attorney.

(iii) PROCEDURE ON DEFAULT.

(a) Whenever the Building Official shall find that a default has occurred in the performance of any term or condition of any grading permit, written notice of the fact of default shall be given to the principal and to the

corporate surety, financial institution or the depositor, stating the work to be done, and the period of time deemed by the Building Official to be reasonably necessary for the completion of such work. Thirty days after the receipt of such notice the principal or the surety shall perform or cause the required work to be performed by commencing and diligently prosecuting the work to its completion; but if they or either or both of them should fail to commence such work within 30 days, or having so commenced the work fail, neglect or refuse to proceed diligently to complete the same within the time so specified in the notice, then the City may enter the premises and do the work, and the cost and expense of doing the work so specified shall be the obligation of the principal and the surety, and shall be a part of the terms of the performance bond in consideration of the issuance of the grading permit. The principal and surety of such bond, if any, shall upon completion of the work, be released from their obligation, after deducting and paying the City the cost of such work plus 10 percent of the total cost of such required work.

(b) If a cash bond has been posted, notice of default as provided by the preceding paragraph shall be given to the depositor, and if the depositor fails to cause the required work to be resumed as set forth in the notice within 30 days after receipt thereof, the Building Official shall proceed without delay and without further notice or proceedings whatsoever to use the cash deposited, or any portion thereof, and cause the required work to be completed by such mode as the Building Official deems convenient. After deducting the cost of such work plus 10 percent of the total cost of such required work, the balance of such cash deposit, if any, shall, upon completion of the work, be returned to the depositor or the depositor's successor or assigns.

(c) If an instrument of credit is used to guarantee performance, notice of default shall be given, as provided in paragraph (i) hereof, to the principal and to the financial institution issuing the instrument of credit, and if the principal fails to cause the required work to be resumed as set forth in the notice within 30 days after the receipt thereof, the Building Official shall make a demand upon the financial institution for the payment of the estimated costs from the trust fund held by the financial institution pursuant to the agreement. Upon receipt of said sum, the Building Official shall proceed without delay and without further notice or proceedings whatsoever to use the sum, or any portion thereof, and cause the required work to be completed by such mode as the Building Official deems convenient. After deducting the cost of such work plus 10 percent of the total cost of such required work, the balance of such sum, if any, shall, upon the completion of the work, be returned to the financial institution, its successors or assigns; but if the financial institution fails or refuses to pay over said sum, then Building Official shall proceed as in paragraph (1) hereof and shall look to said institution for the costs and expenses of the work, and the contractual liability of such institution therefore shall be a term or condition of its agreement.

C. INSURANCE REQUIREMENTS.

(i) PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE.

The contractor shall assume all responsibility for damages to property, including property of the City, or injuries to persons, including accidental death, which may be caused by the contractor's performance of work under any grading permit, whether such performance be by the contractor, his/her subcontractor or anyone directly or indirectly employed by the contractor and whether such damage shall accrue or be discovered before or after completion or termination of his/her contract. The contractor shall take out and maintain during the life of the grading permit a comprehensive liability policy, including contractual liability, as shall adequately protect the contractor and the City from claims for such damages, naming the City as an additional insured under the policy in an amount sufficient in the estimation of the Building Official to protect the City.

(ii) CERTIFICATE OF INSURANCE.

The contractor shall furnish a certificate of insurance countersigned by an authorized agent of the insurance carrier on a form of the insurance carrier setting forth the general provisions of the insurance coverage. The City shall be named as an additional insured on a separate endorsement attached to the certificate. The separate endorsement shall contain a statement of the obligation on the part of the insurance carrier to notify the City of any material change, cancellation, or termination of the coverage at least 30 days in advance of the effective date of any such material change, cancellation, or termination. The required certificate of insurance and separate endorsement shall be furnished by the contractor prior to the issuance of the grading permit. No such certificate of insurance or separate endorsement shall qualify until it has been approved as to form by the City Attorney. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-J105.3: (APPENDIX J) CONSTRUCTION SITE MAINTENANCE-EXCAVATION AND GRADING:

Construction site maintenance, including fugitive dust control, hauling, roadway maintenance, watering, sweeping, erosion control, spillage, material and debris control, soil treatment, and environmental monitoring shall be in accordance with Article 9, Chapter 1 of Title 9 of the Burbank Municipal Code. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-1-J110.3: (APPENDIX J) MAINTENANCE OF PROTECTIVE DEVICES - EXCAVATION AND GRADING:

The owner of any property on which grading or an excavation or fill has been made pursuant to a grading permit granted hereunder, and any other person or agent in control of such property, shall maintain in good condition and repair all retaining walls, cribbing, drainage structures, and other protective devices, including planting, and irrigation systems, shown in the approved plans and specifications submitted with the application for a grading permit or subsequently

required by the Building Official. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

2. Division 2 of Article 1 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Division 2 of Article 1 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

DIVISION 2: CALIFORNIA RESIDENTIAL CODE

9-1-R: ADOPTION OF THE 2013 CALIFORNIA RESIDENTIAL CODE AND AMENDMENTS:

A. ADOPTION OF CODE.

Title 24, Part 2.5 of California Residential Code, 2013 Edition, together with Appendices H and K thereof, as adopted by the Department of Housing and Community Development (HCD) are hereby adopted by the City of Burbank and made a part of this Code and that such changes and modifications are reasonably necessary because of climatic, geographical, and topographical conditions which pertain to the City of Burbank as stated in Resolution No. 13-28,648. Copies of said code and standards filed with the City Clerk prior to adoption, are now on file in the office of Building Division, and are available for public inspection.

B. SHORT TITLE.

In this Code and any ordinance or resolution of the City where the phrase "International Residential Code" or "Residential Code" appears, such phrase shall be construed to refer to the California Residential Code, which is described in and adopted by this section. Where the phrase "International Building Code" appears, such phrased shall be construed to refer to the California Building Code.

C. APPLICABILITY TO GOVERNMENT BUILDINGS.

The provisions of this article shall apply to all buildings, structures, or land owned, operated, or controlled by any governmental entity or political subdivision, agency, or district thereof, but shall not apply to buildings, structures, or land exempted by the provisions of Section R105.2 of the California Residential Code.

D. NUMBERING OF CODE.

In order to provide consistency between this article and the provisions of the California Residential Code, the section, subsection, and paragraph numbers or designations of the California Residential Code shall be retained in this article and shall be preceded by the prefix "9-1-R". Such prefix refers to this article and chapter of the Burbank Municipal Code.

E. SUBMITTAL OF PLANS PRIOR TO EFFECTIVE DATE OF CODE AMENDMENTS.

The provisions of this article shall not apply to submittals for building permits received prior to the effective date of the amendments to this Article. Submittals received prior to the effective date shall conform to the applicable codes in effect at the time of the submittal. Submittal" is defined as the date of permit application filing in accordance with California Building Code Section 105.3.

F. WARNING AND DISCLAIMER.

The degree of structural protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Accidents and disasters can and will occur on rare occasions. Risks may be increased by man-made or natural causes. This article does not imply that work done pursuant to this article or occupations permitted by this article will be free from damages. This article shall not create liability on the part of the City, any officer or employee thereof, for any damages that result from reliance on this article or any administrative decision lawfully made thereunder. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R101.1: TITLE:

A. Insert: "City of Burbank" into [Name of Local Jurisdiction] field in Section R101.1 of the California Residential Code.

9-1-R105.2: WORK EXEMPT FROM PERMIT:

Section R105.2, Numbers 1 and 2 under the "Building" subsection, of the California Residential Code shall be amended to read:

(1) One-story, detached accessory building used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and is no more than 10 feet in height. The building shall not contain any heating, plumbing, or electrical installations or be used for the storage of any hazardous materials.

(2) Masonry or concrete fences not over 6 feet high and other fences not over 8 feet high. See Burbank Municipal Code Title 10 for maximum fence heights permitted by the zoning code. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R109.1.1.2: SURVEYS:

A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection.

EXCEPTION: Wherever there are practical difficulties involved in carrying out the provisions of this section, the Building Official shall have the authority to grant modifications for individual cases. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R113.3 BOARD MEMBER QUALIFICATIONS:

Section 113.3 of the California Residential Code shall be amended to read: Section 113.3 Qualifications. The board of appeals shall be the same as the Board of Building and Fire Code Appeals. The establishment and composition of the board and qualifications of board members are specified in Section 2-1-414 of the Burbank Municipal Code.

9-1-R202: DEFINITION OF BUILDING OFFICIAL:

The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative. "Building Official" shall be synonymous with the term "Assistant Community Development Director/Building Official" or "Building Director" of the City. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R301.2: CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

Buildings shall be constructed in accordance with the provisions of this code and amended by the provisions of this section. Additional local jurisdiction criteria is set forth in Table R301.2(1) below.

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

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM		
	SPEED[d] (MPH)	TOPOGRAPHIC EFFECTS[k]		WEATHERING[a]	FROST LINE DEPTH[b]	TERMITE[c]
No	85	No	D_0, D_1, D_2 & E	Negligible	No	Yes

WINTER DESIGN TEMP[e]	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
42.3	No	a. Date of regular entry: Jan. 23, 1981 b. Date of Flood Insurance Study: Mar. 26, 1981 c. Community Number: 065018 Panel Numbers: 1328, 1329, 1330, 335,1337, 1339, 1345 Date of FIRM: Sept. 26, 2008	0	63.9

(For Notes a-k, see 2013 California Residential Code, Table R301.2(1)) [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R309.1.1: CLEAR HEIGHT - PRIVATE GARAGES AND CARPORTS:

Garages in connection with Group R, Division 1 and 3 Occupancies shall have an unobstructed headroom clearance of not less than 7 feet above the finish floor to any ceiling, beam, pipe or similar construction.

EXCEPTION: Storage compartments may extend down to a point four feet, six inches above the finish floor of the garage and a maximum of two feet, ten inches horizontally from the garage wall where this does not restrict the parking. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R327.6: VENTS:

9-1-R327.6.2: Requirements:

Section R327.6.2 of the California Residential Code shall be amended to include:

4. Gable end or dormer vents shall be located at least 10 feet from property lines. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R703.5: WOOD SHAKES AND SHINGLES:

Section R703.5 of the California Residential Code shall be amended to read:

A. No wood shakes or wood shingles shall be installed as an exterior wall covering on any new or existing building or structure. No wood board, hardboard, or engineered wood siding shall be installed as an exterior wall covering on any new or existing building or structure in the Burbank Fire Hazard Severity Zone. Pressure-treated wood, intumescent paints, and other protective coatings shall not be allowed in the Burbank Fire Hazard Severity Zone.

EXCEPTIONS: The following types of siding may be used:

1. Fiber-Cement siding with a Class A fire rating.
2. Vinyl siding with a Class A fire rating. Such vinyl siding shall be installed over one layer of Type X gypsum board with a minimum thickness of 1/2".
3. Alternate siding materials may be approved by the Building Official and Fire Chief in accordance with Section 104.11 of the California Building Code.

B. EXISTING WOOD EXTERIOR REPAIRS.
Section 9-1-R703.5(A) shall not apply:

1. When an existing building or structure with a wood exterior wall covering is subject to wood shake or wood shingle installation, addition, repair,

alteration or replacement of less than 25 percent of the existing building or structure's wood exterior wall covering area over the life of the building commencing on or after the effective date of this ordinance, as long as that existing building or structure with a wood exterior wall covering is located outside of the Burbank Fire Hazard Severity Zone . No exterior repairs or installations shall be allowed in the Burbank Fire Hazard Severity Zone.

2. When an existing building or structure with a wood exterior wall covering is subject to wood shake or wood shingle installation, addition, repair, alteration or replacement of 25 percent or more of the existing building or structure's wood exterior wall covering area over the life of the building commencing on or after the effective date of this ordinance, as long as that existing building or structure with a wood exterior wall covering is located outside of the Burbank Fire Hazard Severity Zone. In such circumstances, if the building or structure is located in a commercial or industrial zone, pressure-treated wood shakes or pressure-treated wood shingles with a Class B rating shall be used with a one-hour wall and in all other areas of the City, pressure-treated wood shakes or pressure- treated wood shingles with a Class C rating shall be used with a one-hour wall. For the purposes of this ordinance, 25 percent of the area of wood exterior wall covering shall be calculated from the area of the wood exterior wall covering existing on the effective date of this ordinance. No wood exterior repairs or installations shall be allowed in the Burbank Fire Hazard Severity Zone. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R806.1.1: GABLE END OR DORMER ATTIC VENTS:

Gable end or dormer vents shall be located at least 10 feet from property lines. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R806.5: UNVENTED ATTIC ASSEMBLIES:

SectionR806.5, Number 3, of the California Residential Code shall be amended to read:
3. No wood roof covering shall be installed on any new or existing building or structure. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R902.2: FIRE-RETARDANT-TREATED SHINGLES AND SHAKES:

Section R902.2 of the California Residential Code shall be amended to read: No wood roof covering shall be installed on any new or existing building or structure. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R905.7: WOOD SHINGLES:

No wood roof covering shall be installed on any new or existing building or structure. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R905.8: WOOD SHAKES:

No wood roof covering shall be installed on any new or existing building or structure. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R907.0: REROOFING:

[Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R907.3: RECOVERING VERSUS REPLACEMENT:

Section R907.3, Number 2, of the California Residential Code shall be amended to read:
2. Where the existing roof covering is wood shake, wood shingle, slate, clay, cement or asbestos-cement tile. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-R907.4: ROOF RECOVERING:

Section R907.4 of the California Residential Code shall be amended to read: No wood roof covering shall be installed on any new or existing building or structure, and no roof covering of any type shall be installed over existing wood shingle or shake roofs. [Added by Ord. No. 3797, eff. 12/3/10.]

3. Article 2 and 3 of Chapter 1 of Title 9 of the Burbank Municipal Code are hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Article 2 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

ARTICLE 2. PROPERTY MAINTENANCE

9-1-2-100.1: FINDINGS:
The Council finds and determines as follows:

A. The City has a history and reputation for well-kept properties and the property values and the general welfare of the community are founded, in part, upon the appearance and maintenance of private properties.

B. There is a need for further emphasis on property maintenance and sanitation in that certain conditions, as described in this article, have been found from place to place throughout the City.

C. The existence of such conditions as described in this article is injurious and inimical to the public health, safety, and welfare of the residents of the City and contributes substantially and increasingly to the deterioration of neighborhoods.

D. Unless corrective measures are undertaken to alleviate such existing conditions and assure the avoidance of future problems in this regard, the public health, safety, and general welfare, and specifically the social and economic standards of the community, will be depreciated.

E. The abatement of such conditions will improve the general welfare and image of the City.

F. The abatement procedures set forth in this article are reasonable and afford due process to all affected persons.

G. The uses and abuses of property as described in this article reasonably relate to the proper exercise of police power to protect the health, safety, and general welfare of the public. [Added by Ord. No. 2957; Formerly Numbered Section 7-41; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-100.2: ADOPTION OF 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE:
A. ADOPTION OF CODE

The International Property Maintenance Code, 2012 Edition, together with the appendix thereof, with the exception of Sections 503.3 and 602.4, which provides requirements for the maintenance of existing structures and minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupant; and the occupancy of existing structures and premises is hereby adopted and by this reference made a part of this Code with the same force and effect as though set out herein in full and that such changes and modifications are reasonably necessary because of climatic, geographical, and topographical conditions which pertain to the City of Burbank as stated in Resolution No. 13-28,648 . Such changes and modifications are herein more particularly set forth in this article. The International Property Maintenance Code, 2012 Edition, is on file and open to public inspection in the office of the Building Division.

B. APPLICABILITY TO GOVERNMENT BUILDINGS.

The provisions of this article shall apply to all buildings, structures, or land owned, operated, or controlled by any governmental entity or political subdivision, agency, or district thereof, but shall not apply to buildings, structures, or land exempted by the provisions of Section 9-1-1-105.2 of the Burbank Municipal Code and Section 105.2, Chapter 1, of the California Building Code.

C. NUMBERING OF CODE.

In order to provide consistency between this article and the provisions of the International Property Maintenance Code, the section, subsection, and paragraph numbers or designations of the California Property Maintenance Code shall be retained in this article and shall be preceded by the prefix "9-1-2-". Such prefix refers to this article and chapter of the Burbank Municipal Code.

D. WARNING AND DISCLAIMER.

The degree of protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Accidents and disasters can and will occur on rare occasions. Risks may be increased by man-made or natural causes. This article does not imply that work done pursuant to this article or occupations permitted by this article will be free from damages. This article shall not create liability on the part of the City, any officer or employee thereof, for any damages that result from reliance on this article or any administrative decision lawfully made thereunder. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10 (Enforcement Date: 1/1/11).]

9-1-2-101.1: TITLE:
These regulations shall be known as the Property Maintenance Code of the City of Burbank, hereinafter referred to as "this code." [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-102.3: APPLICATION OF OTHER CODES:
Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the California Building Code, California Residential Code, California Energy Code, California Plumbing Code, California Electrical Code, California Mechanical Code, the Burbank Municipal Code, and all codes adopted or enforced by the City. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-103.1: AUTHORITY HAVING JURISDICTION:
The officer or other designated authority charged with the administration and enforcement of this code shall be the "Building Official" or a duly authorized representative. "Building Official" shall be synonymous with the term "Assistant Community Development Director/Building Official" or "Building Director" or "Code Official" of the City. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-103.5: FEES:
Fees shall be assessed in accordance with the provisions of this section and as set forth in the Burbank Fee Resolution. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-104.1.1: GENERAL DUTIES AND POWERS
A. RESPONSIBILITY FOR ENFORCEMENT:

The Building Official shall be responsible for the administration and enforcement of this article. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretation, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code. For purposes of declaring and abating fire hazards pursuant to the provisions of this article, the Building Official is also authorized to perform the duties imposed on the Fire Chief and Fire Marshall pursuant to the provisions of the California Fire Code as adopted and amended by this jurisdiction. [Added by Ord. No. 2957; Formerly Numbered Section 7-43; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. 3797, eff. 12/3/10; 3733, 3604, 2194.]

B. ENFORCEMENT:

Enforcement of this article may be accomplished by the Building Official in any manner authorized by law. The procedures set forth in this article shall not be exclusive and shall not in any manner limit or restrict the City from enforcing other City ordinances or abating public nuisances in any other manner provided by law. [Added by Ord. No. 2957; Formerly Numbered Section 7-46; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-104.3.1: ENTRY ON PRIVATE PROPERTY:
The Building Official may enter upon private property to abate the nuisance pursuant to the provisions of this article. No person shall obstruct, impede, or interfere with any officer, employee, contractor or authorized representative of the City whenever such person is engaged in the work of abatement, pursuant to the provisions of this article, or in performing any necessary act preliminary to or incidental to such work as authorized or directed pursuant to this article. [Added by Ord. No. 2957; Formerly Numbered Section 7-49; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-106.1.1: DUTY TO REPORT VIOLATIONS:
The Fire Chief, City Planner, Public Works Director and all other department heads shall make reports in writing to the Building Official of any building or structure which is believed to be a dangerous or substandard building within the terms of this article whenever the facts thereof shall come to the attention of such officer. [Formerly Numbered 7-216 and Amended by Ord. no. 3733, eff. 12/21/07; Formerly Numbered Section 7-25; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 2957, 2194.]

9-1-2-106.5.1: PERFORMANCE OF ABATEMENT:
Abatement of the nuisance may in the discretion of the Building Official be performed by City forces or by a contractor retained pursuant to the provisions of this Code. [Added by Ord. No. 2957; Formerly Numbered Section 7-48; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-106.5.2: PROCEDURES FOR ABATEMENT OF VIOLATIONS OR UNLAWFUL CONDITIONS:

A. NOTICE AND ORDER OF BUILDING OFFICIAL.

Whenever the Building Official has inspected or caused to be inspected any property and has found and determined that conditions constituting a public nuisance exist thereon, the Building Official may use the procedures set forth in this section for the abatement of such nuisance.

1. The Building Official shall issue a notice and order and mail a copy of such notice and order to the landowner and the person, if other than the landowner, occupying or otherwise in real or apparent charge and control of the property. The notice and order shall contain:

a. The street address and a legal description sufficient for identification of the property on which the condition exists.

b. A statement that the Building Official has determined that a public nuisance is being maintained on the property with a brief description of the conditions which render the property a public nuisance.

c. An order to secure all appropriate permits and to physically commence, within ten (10) days from the date of service of the notice and order, and to complete within thirty (30) days from such date, the abatement of the described conditions.

d. A statement advising that the disposal of material involved in public nuisances shall be carried forth in a legal manner.

e. A statement advising that if the required work is not commenced within the time specified, the Building Official will proceed to cause the work to be done, and bill the persons named in the notice for the abatement costs and/or assess the costs against the property.

f. A statement advising that any person having any interest or record title in the property may appeal from the notice and order or any action of the Building Official within ten (10) days from the date of service of the notice and order.

g. A statement advising that the notice and order will be recorded against the property in the Office of the County Recorder.

2. The notice and order, and any amended notice and order, shall be mailed by first class mail, postage prepaid, to each person as required pursuant to the provisions of Subsection (a) of this section at the address as it appears on the last equalized assessment roll of the County or as known to the Building Official. The address of owners shown on the assessment roll shall be conclusively deemed to be the proper address for the purpose of mailing such notice. The failure of the Building Official to make or attempt service on any person required in this section to be served shall not invalidate any proceedings hereunder as to any other person duly served. Service by mail in the manner herein provided shall be effective on the date of mailing. The failure of any person entitled to receive such notice shall not affect the validity of any proceedings taken under this article.

3. Proof of service of the notice and order shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the time and manner in which service was made.

4. At the time the notice and order is served, the Building Official shall file in the Office of the County Recorder a certificate legally describing the property and certifying that a public nuisance exists on the property and the owner has been so notified. The Building Official shall file a new certificate with the County Recorder that the nuisance has been abated whenever the corrections ordered shall have been completed so that there no longer exists a public nuisance on the property described in the certificate; or the notice and order is rescinded by the Board of Building and Fire Code Appeals upon appeal; or whenever the City abates the nuisance and the abatement costs have been paid.

B. EXTENSION OF TIME TO PERFORM WORK.

Upon receipt of a written request from any person required to comply with the order, the Building Official may grant an extension of time within which to complete said abatement, if the Building Official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The Building Official shall have the authority to place reasonable conditions on any such extensions.

C. APPEAL.

Any person aggrieved by the action of the Building Official in issuing a notice and order pursuant to the provisions of this article may appeal to the Board of Building and Fire Code Appeals in accordance with the provisions of Article 2 of this chapter. If no appeal is filed within the time prescribed, the action of the Building Official shall be final. [Added by Ord. No. 2957; Formerly Numbered Section 7-47; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-106.5.3: ACCOUNT OF ABATEMENT COSTS:
The Building Official shall keep an itemized account of the costs incurred by the City in the abatement of any public nuisance under this article. Upon completion of the abatement work, the Building Official shall prepare a report specifying the work done, the itemized costs of the work for each property, including direct and indirect costs, a description of the real property, and the names and addresses of the persons entitled to service pursuant to Section 9-1-3-308. Any such report may include costs on any number of properties, whether or not contiguous to each other. Each person named in the notice shall be jointly and severally liable for such abatement costs and the amount of such costs shall be a debt owed to the City. [Added by Ord. No. 2957; Formerly Numbered Section 7-51; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-106.5.4: PROCEDURE FOR SPECIAL ASSESSMENT:
A. CITY CLERK.

When any charges levied pursuant to this article remain unpaid for a period of sixty (60) days or more after the date on which they were billed, the Building Official, in his discretion, may forward the abatement costs report described in Section 9-1-3-308 to the City Clerk.

B. HEARING NOTICE.

Upon receipt of the abatement costs report, the Clerk shall fix a time and place for hearing and passing upon the report. The Clerk shall cause notice of the amount of the proposed assessment, shown in this report, to be given in the manner and to the persons specified in Section 9-1-3-308. Such notice shall contain a description of the property sufficient to enable the persons served to identify it, and shall specify the day, hour, and place when the Council will hear and pass upon the report, together with any objections or protests which may be raised by any landowner liable to be assessed for the costs of such abatement. Notice of the hearing shall be given not less than fifteen days prior to the time fixed by the Clerk for the hearing, and shall also be published once, at least fifteen (15) days prior to the date of the hearing, in a newspaper of general circulation published in the County of Los Angeles.

C. PROTEST.

Any interested person may file a written protest with the City Clerk at any time prior to the time set for the hearing on the report of the Building Official. Each such protest shall contain a description of the property in which the person signing the protest is interested and the grounds of such protest. The City Clerk shall endorse on every such protest the date and time of filing, and shall present such protest to the Council at the time set for hearing. [Added by Ord. No. 2957;

Formerly Numbered Section 7-52; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-106.5.5: HEARING ON PROPOSED ASSESSMENT:
Upon the day and hour fixed for the hearing the Council shall consider the report of the Building Official, together with any protests which have been filed with the City Clerk. The Council may make such revision, correction, or modification in the report as it may deem just, and when the Council is satisfied with the correctness of the assessment, the report, and proposed assessment, as submitted or as revised, corrected, or modified, shall be confirmed. The decision of the Council on the report and the assessment and on all protests shall be final and conclusive. The Council may adjourn the hearing from time to time. [Added by Ord. No. 2957; Formerly Numbered Section 7-53; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-106.5.6: CONTEST OF ASSESSMENT:
The validity of any assessment levied under the provisions of this article shall not be contested in any action or proceeding unless such action or proceeding is commenced within thirty (30) days after the assessment is confirmed by the Council. [Added by Ord. No. 2957; Formerly Numbered Section 7-54; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-106.5.7: NOTICE OF LIEN: FORM AND CONTENTS:
A. NOTICE OF LIEN.

Immediately upon the confirmation of the assessment by the Council, the Building Official shall execute and file in the Office of the County Recorder a certificate in substantially the following form:

NOTICE OF LIEN

Pursuant to the authority vested in the Building Official by the provisions of Article 3, Title 9 Chapter 1 of the Burbank Municipal Code, said Building Official on or about the ____ day _____ of , 20____, caused the abatement of a nuisance on real property, and the Council for the City of Burbank, on the ____ day _____ of, 20____, assessed the cost of such abatement upon said real property and the same has not been paid nor any part thereof, and the City of Burbank does hereby claim a lien on said real property for the net expense of the doing of said abatement in the amount of $_____ , and this amount shall be a lien upon said real property until the sum has been paid in full and discharged of record. The real property hereinbefore mentioned, and upon which a lien is claimed, is that certain parcel of land in the City of Burbank, County of Los Angeles, State of California, and particularly described as follows:

(DESCRIPTION)

Dated: This ____ day _____ of , 20____.

BUILDING OFFICIAL OF THE CITY OF BURBANK

(ACKNOWLEDGEMENT)

B. RECORDATION:

Immediately upon the recording of the notice of lien the assessment shall constitute a lien on the real property assessed. Such lien shall, for all purposes, be upon parity with the lien of state and local taxes. [Added by Ord. No. 2957; Formerly Numbered Section 7-55; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 3604, 2194.]

9-1-2-106.5.8: COLLECTION WITH REGULAR TAXES PROCEDURE:
A. ASSESSMENT BOOK.

The notice of lien, after recording, shall be delivered to the Auditor of Los Angeles County, who shall enter the amount on the county assessment book opposite the description of the particular property and the amount shall be collected together with all other taxes thereon against the property. The notice of lien shall be delivered to the Auditor before the date fixed by law for the delivery of the assessment book to the County Board of Equalization.

B. COLLECTION.

Thereafter the amount set forth in the notice of lien shall be collected at the same time and in the same manner as ordinary City taxes are collected, and shall be subject to the same penalties and interest and to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary City taxes. All laws applicable to the levy, collection and enforcement of City taxes are hereby made applicable to such assessment.

C. REFUNDS.

The Council may order a refund of all or part of a tax paid pursuant to this article if it finds that all or part of the tax has been erroneously levied. A tax or part thereof shall not be refunded unless a claim is filed with the City Clerk on or before November 1 after the tax became due and payable. The claim shall be verified by the person who paid the tax, or the legal representative of such person. [Added by Ord. No. 2957; Formerly Numbered Section 7-56; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-106.6: REMEDIES OF PRIVATE PARTIES:
The provisions of this article shall in no way adversely affect the right of the owner, lessee, or occupant of any such lot to recover all costs and expenses required by this article from any person causing such nuisance. [Added by Ord. No. 2957; Formerly Numbered Section 7-57; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-107.1.1: EXTENSION OF TIME OF NOTICE AND ORDER:
The Building Official shall have discretionary power, upon receipt of an application from a person required to comply with a notice and order and a written agreement binding such person to comply with said order. The Building Official's authority to extend time is limited to the physical repair, rehabilitation, or demolition of the premises and will not in any way affect or extend the time to appeal any notice and order. [Added by Ord. No. 3733, eff. 12/21/07; Formerly Numbered 9-1-2-107.6 and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-107.3.2: RECORDATION:
At the time the notice and order is served, the Building Official shall file in the Office of the County Recorder a certificate legally describing the property and certifying that the building is a dangerous building and the owner has been so notified, or set aside, by the Board upon appeal, so that the building no longer exists as a dangerous building on the property described in the certificate, the Building Official shall file a new certificate with the County Recorder that the building has been demolished or removed or is no longer dangerous. [Formerly Numbered 7-207 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 7-16; Renumbered by Ord. No. 3058; Amended by Ord. No. 3797, eff. 12/3/10; 3519, 2957, 2289, 2194.]

9-1-2-108.6.1: ADDITIONAL PROCEEDINGS FOR ABATEMENT OF IMMINENTLY DANGEROUS PUBLIC NUISANCES:
Whenever the Building Official determines that a public nuisance is so imminently dangerous to life or adjacent property that such condition must be immediately corrected, or isolated, the Building Official may institute the following procedures.

A. NOTICE.

The Building Official shall attempt to make contact through a personal interview, or by telephone with the landowner or the person, if any, occupying or otherwise in real or apparent charge and control thereof. In the event contact is made, the Building Official shall notify such person, or persons, of the danger involved and require that such condition be immediately removed, repaired or isolated so as to preclude harm to any person or property.

B. ABATEMENT.

In the event the Building Official is unable to make contact as hereinabove noted, or if the appropriate persons, after notification by the Building Official, do not take action as specified by such official, within seventy-two (72) hours, then the Building Official may, with the approval of the City Manager, take all steps deemed necessary to remove or isolate such dangerous condition, or conditions, with the use of City forces or a contractor retained pursuant to the provisions of this Code.

C. COST.

The Building Official shall keep an itemized account of the costs incurred by the City in removing or isolating such condition, or conditions. Such costs may be recovered in the same manner that abatement costs are recovered pursuant to this article. [Added by Ord. No. 2957; Formerly Numbered Section 7-50; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-109.5.1: PROCEDURE FOR ASSESSMENT OF COST OF EMERGENCY REPAIRS:
A. FILING OF REPORT.

The Building Official shall keep an itemized account of the net expense involved in the repair or demolition of a building or structure. Upon the completion of the repair or demolition, the Building Official shall prepare and file with the City Clerk in duplicate a report specifying the work done.

B. REPORT TRANSMITTED TO COUNCIL AND SETTING FOR HEARING.

Upon receipt of the report, the City Clerk shall present it to the Council for consideration. The Council shall cause notice of the cost of the repair or demolition to be given in the manner and to the persons specified in Section 107 of the International Property Maintenance Code. Such notice shall specify the day, hour and place when the Council will hear and pass upon the report, together with any objections or protests which may be raised by any property owner liable to be assessed for the cost of such repair or demolition and any other interested persons. Notice of hearing provided by this subsection shall be published at least 10 days prior to the date of hearing by one insertion in a newspaper of general circulation published in the County of Los Angeles.

C. PROTESTS AND OBJECTIONS: HOW MADE.

Any person interested and affected by the proposed assessment may file written protests or objections with the City Clerk at any time prior to the time set for the hearing.

D. HEARING OF PROTESTS.

Upon the day and hour fixed for the hearing the Council shall hear and pass upon the report of the Building Official, together with any objections or protests which may be raised by any of the property owners liable to be assessed for the cost of the repair or demolition and any other interested persons.

E. ASSESSMENT TO BE TRANSMITTED TO BUILDING OFFICIAL.

Upon the confirmation of the assessment, the City Clerk shall transmit the report as modified to the Building Official.

F. RECORDATION OF ASSESSMENT.

The Building Official shall record the assessment as confirmed in a suitable book to be kept for that purpose in his office, and shall append thereto his certificate of the date of such recording.

G. ASSESSMENT LIEN.

Immediately upon the recording of the assessment, the cost so assessed shall constitute a lien on the real property described in the report. Such lien shall for all purposes be on parity with the lien of state, county, and municipal taxes. All such assessments remaining unpaid for 30 days from the date of recording shall become delinquent and bear interest at the rate of one percent per month computed on the date of delinquency and on the first day of each month thereafter. The lien shall continue until the amount thereof and interest are paid or until it is discharged of record.

H. FILING OF LIEN: FORM AND CONTENTS.

The Building Official shall file in the Office of the County Recorder of Los Angeles County a certificate substantially in the following form, to wit:

NOTICE OF LIEN

Pursuant to the authority vested in the Building Official of the City of Burbank, California, by the provisions of Article 2, Title 9 Chapter 1 of the Burbank Municipal Code, said Building Official, on the ____ day of _____, 20__ , caused the building or structure on the real property hereinafter described to be repaired or demolished (as the case may be) in order to abate a nuisance on said real property, and the Council of the City of Burbank, on the ____ day of _____ , 20__ , assessed the cost of such repair or demolition (as the case may be) upon the real property hereinafter described, and the same has not been paid nor any part thereof, and the City does hereby claim a lien on said real property for the net expense of the

doing of said repairs or demolition (as the case may be) in the sum of $_____ , and the amount shall be alien upon said real property for the net expense of the doing of said repairs of demolition (as the case may be) in the sum of $_____ , and the amount shall be a lien upon said real property until the said sum, with interest at the rate of one percent per month computed upon the date of delinquency and on the first day of each month subsequent to the expiration of 30 days from the ____ day of _____ , (insert day of recording of assessment), has been paid in full and discharged of record. The real property upon which a lien is claimed is that certain parcel of land lying and being in the City of Burbank, County of Los Angeles, State of California, and particularly described as follows, to wit:

(DESCRIPTION)

Dated this _____ day _____ of , 20_____,

BUILDING OFFICIAL

(ACKNOWLEDGEMENT)

I. FORECLOSURE.

If the sum assessed is not paid to the Building Official within 30 days after the date of the recording of the assessment, the Building Official shall report such nonpayment to the Council, and the Council may instruct the City Attorney to bring an action in the name of the City to foreclose the lien of the assessment. [Formerly numbered 7-219 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 7-28; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 2957, 2248, 2194.]

9-1-2-110.3.1: PROCEDURE FOR ASSESSMENT OF COST OF DEMOLITION: The procedure for assessment of cost of demolition shall comply with Section 109 of the California Building Code. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-111: MEANS OF APPEAL:

9-1-2-111.1: APPLICATION FOR APPEAL:
Any person, directly affected by a decision of the Building Official or a Notice or Order shall have the right to appeal to the Board of Building and Fire Code Appeals in accordance with Section 9-1-1-113.4 of the Burbank Municipal Code. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-111.2: MEMBERSHIP OF THE BOARD:
Membership of the Board of Building and Fire Code Appeals shall comply with Article 4, Title 2 Chapter 1 of the Burbank Municipal Code. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-111.3: NOTICE OF MEETING:
The Board shall meet in accordance with the procedures defined in Section 9-1-1-112.4. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-111.4.1.2: ADDITIONAL INSPECTIONS AND REPORTS:
Whenever in the course of any proceedings taken hereunder the Board shall have cause to require additional evidence, the Board may request that the same be inspected by any officer of the City who may provide information pertinent to the proceedings. The officer to which such request is directed shall cause the building or structure to be inspected and a report thereof in writing shall be transmitted to the Board. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-111.9: DUTIES OF THE CITY ATTORNEY:
The City Attorney shall:

A. APPEARANCE AT BOARD MEETINGS.

Appear at the request of the Board at any hearing before that Board in regard to dangerous buildings or substandard buildings.

B. TAKING LEGAL ACTION.

Take such legal action as is necessary to carry out the terms and provisions of this article. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-112.4: FAILURE TO COMPLY:
Any person who shall continue any work after having been served a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fee as set forth in the Burbank Fee Resolution. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-2-202: DEFINITIONS:
The General Definitions in Section 202 of the International Property Maintenance Code shall be amended to include the following words and phrases. The following words and phrases, whenever used in this article, shall be construed as defined in this section, unless from the context a different meaning is specifically defined and more particularly directed to the use of such words or phrases:

ATTRACTIVE NUISANCE: Shall mean any condition, instrumentality, or machine which is unsafe and unprotected and thereby dangerous to young children by reason of their inability to appreciate the peril therein, and which may reasonably be expected to attract young children to the premises and risk injury by playing with, in, or on it.

LANDOWNER: Shall mean the person to whom land is assessed as shown on the last equalized assessment roll of the county.

PARKWAY: Shall mean that portion of a street right-of-way which lies between the property line and the outside edge of a gutter or gutter lip, including a driveway approach. Where no curb exists, "parkway" shall mean the area of property from the property line to the edge of the pavement.

PROPERTY: Shall mean any lot or parcel of land. For the purposes of this definition, "lot or parcel of land" shall include any alley, sidewalk, parkway, or unimproved public easement abutting such lot or parcel of land. [Added by Ord. No. 2957; Formerly Numbered Section 7-42; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-201.3: TERMS DEFINED IN OTHER CODES:
Where terms are not defined in this code and are defined in the California Building Code, California Residential Code, California Energy Code, California Green Building Standards Code, California Plumbing Code, California Electrical Code or California Mechanical Code, such terms shall have the meanings ascribed to them as stated in those codes. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-301.2.1: BUILDINGS.
It shall be unlawful for any landowner or person leasing, occupying, or having charge or possession of any property in the City to maintain on such property any of the following:

1. Buildings which are abandoned, partially destroyed, or partially constructed or incomplete after building permits have expired.

2. Buildings with deteriorating or peeling paint that allows the exterior building coverings to deteriorate or to permit the effects of sun and water penetration so as to encourage decay, dry rot, warping, cracking, or any other form of deterioration.

3. Broken windows, doors, attic vents, and under floor vents.

4. Building exteriors (walls, roofs, appendages, and other architectural and structural elements), and site improvements (walls, fences, driveways, or walkways, and other site elements) which are cracked, broken, defective,

deteriorated, in disrepair, or defaced due to any writing, inscription, figure, scratches, or other markings commonly referred to as "graffiti." [Added by Ord. No. 2957; Formerly Numbered Section 7-44; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 3604, 2194.]

9-1-2-301.2.2: PUBLIC NUISANCE:
It is hereby declared a public nuisance for any landowner or person leasing, occupying, directly controlling, or having possession of any property in this City to maintain any condition described in Section 9-1-2-302.4 and Section 9-1-2-308 of this Code or to maintain any attractive nuisance. [Added by Ord. No. 2957; Formerly Numbered Section 7-45; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 2194.]

9-1-2-302.4: WEEDS:

A. It shall be unlawful for any landowner, and person leasing, occupying, or having charge or possession of any property in the City to keep, maintain, or deposit on such property any of the following:

1. The following weeds:

   a. Weeds which bear seeds of a downy or wingy nature.

   b. Sagebrush, chaparral, and any brush or weeds which attain such large growth as to become, when dry, a menace to adjacent property.

   c. Weeds which are otherwise noxious or dangerous.

   d. Puncture vines and tumble weed.

   e. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.

2. Dry grass and grass likely to become dry; stubble; brush; litter; or other flammable material which endangers the public safety creating a fire hazard, as defined in the California Fire Code.

3. Dead, decayed, or hazardous trees or other vegetation; residue from a fire; or demolition such as concrete or brick foundations and flat work; and overgrown vegetation which is unsightly and likely to harbor rats or vermin, and which constitute an unsightly appearance, a fire hazard, or are dangerous to public health and welfare.

B. Upon failure of the owner or agent having charge of a property to cut or destroy weeds after service of a Notice of Violation, the owner or agent shall be subject to further enforcement in accordance with the provisions of this Article.

[Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-302.7: ACCESSORY STRUCTURES:
All accessory structures, including detached garages, shall be maintained structurally sound and in good repair. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-302.9: DEFACEMENT OF PROPERTY:
See Article 3, Title 9, Chapter 3, of the Burbank Municipal Code for property maintenance requirements for defacement of property. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-303: SWIMMING POOLS, SPAS AND HOT TUBS:

9-1-2-303.1: SWIMMING POOLS:
Swimming Pools shall be maintained in a clean and sanitary condition and in good repair. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-303.2: ENCLOSURES AND SAFETY DEVICES:
Enclosures and safety devices shall comply with the provisions of the California Building Code. No existing pool, spa or hot tub enclosure or safety device shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-304.1.1: UNSAFE CONDITIONS:
The conditions listed in International Property Maintenance Code Section 304.1.1 shall be determined as unsafe and shall be repaired or replaced to comply with the California Building Code or the California Residential Code as required for existing buildings. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-2-305.1.1: UNSAFE CONDITIONS:
The conditions listed in International Property Maintenance Code Section 305.1.1 shall be determined as unsafe and shall be repaired or replaced to comply with the California Building Code or California Residential Code. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-2-306.1.1: UNSAFE CONDITIONS:
Where any of the conditions listed in International Property Maintenance Code Section 306.1.1 cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the California Building Code or California Residential Code as required for existing buildings. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-2-308.1.1: ACCUMULATION OF RUBBISH AND GARBAGE:
It shall be unlawful for any landowner, and person leasing, occupying, or having charge or possession of any property in the City to keep, maintain, or deposit on such property any of the following:

1. Rubbish or junk, including, but not limited to, refuse, garbage, scrap metal or lumber, concrete, asphalt, tin cans, tires, and piles of earth.

2. Abandoned, discarded, or unused furniture, stoves, sinks, toilets, cabinets, or other fixtures or equipment which are not stored within an entirely enclosed space.

3. Combustible material likely to become easily ignited or debris resulting from any fire and which constitutes a fire hazard, as defined in the California Fire Code.

4. Inoperative, abandoned, or dismantled motor vehicles, trailers, campers, and boats which are not stored within an entirely enclosed space or carport.

5. Trash, garbage, or refuse cans, bins, boxes or other such containers stored in front or side yards visible from public streets. [Added by Ord. No. 2957; Formerly Numbered Section 7-44; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 3604, 2194.]

9-1-2-401.3: ALTERNATIVE DEVICES:
In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the California Building Code or the California Residential Code shall be permitted. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-502.5: PUBLIC TOILET FACILITIES:
Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the California Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all time during occupancy of the premises. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-2-505.1: GENERAL - WATER SYSTEM:
Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the California Plumbing Code. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-602.2: RESIDENTIAL OCCUPANCIES:
Dwellings shall be provided with heating facilities capable of maintaining a room temperature in accordance with the code in effect at the time of issuance of the construction permit. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-602.3: HEAT SUPPLY:
Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature in accordance with the code in effect at the time of issuance of the construction permit. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-604: ELECTRICAL FACILITIES:

9-1-2-604.2: SERVICE - ELECTRICAL FACILITIES.
The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the California Electrical Code. Dwelling units shall be served with an electrical service in accordance with the code in effect at the time of issuance of the construction permit. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-604.3.1.1: ELECTRICAL EQUIPMENT:
Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible, cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors, and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the California Building Code, California Residential Code, and the California Electrical Code with exceptions as listed in Section 604.3.1.1 of the International Property Maintenance Code. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-2-604.3.2.1: ELECTRICAL EQUIPMENT:
Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the California Building Code, California Residential Code, and the California Electrical Code with the exceptions as listed in Section 604.3.2.1 of the International Property Maintenance Code. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-2-605: ELECTRICAL EQUIPMENT:

9-1-2-605.1: INSTALLATION:

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-605.2: RECEPTACLES:
Every habitable space in a dwelling shall contain receptacle outlets in accordance with the code in effect at the time of issuance of the construction permit. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-605.3: LUMINAIRES:
Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain luminaires in accordance with the code in effect at the time of issuance of the construction permit. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-606: ELEVATORS, ESCALATORS, AND DUMBWAITERS:

9-1-2-606.2: ELEVATORS:
In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

EXCEPTION: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-702: MEANS OF EGRESS:

9-1-2-702.1: GENERAL:
A safe, continuous an unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall be maintained in accordance with the code in effect at the time of issuance of the construction permit. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-702.2: AISLES:
The required width of aisles shall be maintained in accordance with the code in effect at the time of issuance of the construction permit. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-702.3: LOCKED DOORS:
All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, and shall be maintained in accordance with the code in effect at the time of issuance of the construction permit. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-2-704: FIRE PROTECTION SYSTEMS:
See Title 9 Chapter 2 of the Burbank Municipal Code for smoke alarm, power source, and interconnection requirements in existing Group R occupancies. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

4. A new Article 3 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

ARTICLE 3. ADOPTION BY REFERENCE WITHOUT ANY AMENDMENTS OF CERTAIN STATE CODES.

9-1-3: ADOPTION OF CALIFORNIA ADMINISTRATIVE CODE, CALIFORNIA ENERGY CODE, AND CALIFORNIA HISTORICAL BUILDING CODE.

A. ADOPTION OF CODES WITHOUT AMENDMENTS.
California Code of Regulations Title 24, Parts 1, 6, 8, 10 and 12 --Part 1: California Administrative Code, Part 6: California Energy Code, Part 8 California Historical Building Code, Part 10 California Existing Building Code, and Part 12: California Referenced Standards Code,-- which is part of the California Building Standards Code, 2013 Edition, as adopted by the California Building Standards Commission are hereby adopted by the City of Burbank and made a part of this Code. Copies of said code and standards filed with the City Clerk prior to adoption, are now on file in the office of said Building Division, and are available for public inspection.

B. APPLICABILITY TO GOVERNMENT BUILDINGS.
The provisions of this article shall apply to all buildings, structures, or land owned, operated, or controlled by any governmental entity or political subdivision, agency, or district thereof, but shall not apply to buildings, structures, or land exempted by the provisions of Section 105.2 of the California Building Code.

C. NUMBERING OF CODE.
In order to provide consistency between this article and the provisions of the respective Code incorporated above, the section, subsection, and paragraph numbers or designations of each of the aforementioned California Administrative Code shall be incorporated in this article and shall be preceded by the prefix "9-13-.-A-". The California Energy Code shall be incorporated in this article and shall be preceded by the prefix "9-.1-3-E-". California Historical Building Code shall be retained in this article and shall be preceded by the prefix "9-.1-3-H-".Such prefix refers to this article and chapter of the Burbank Municipal Code.

D. SUBMITTAL OF PLANS PRIOR TO EFFECTIVE DATE OF CODE AMENDMENTS.

The provisions of this article shall not apply to submittals for building permits received prior to the effective date of the amendments to this Article. Submittals received prior to the effective date shall conform to the applicable codes in effect at the time of the submittal. Submittal" is defined as the date of permit application filing in accordance with California Building Code Section 105.3.

E. WARNING AND DISCLAIMER.

The degree of structural protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Accidents and disasters can and will occur on rare occasions. Risks may be increased by man-made or natural causes. This article does not imply that work done pursuant to this article or occupations permitted by this article will be free from damages. This article shall not create liability on the part of the City, any officer or employee thereof, for any damages that result from reliance on this article or any administrative decision lawfully made thereunder. [Amended by Ord. No. 3797, eff. 12/3/10 (Enforcement Date: 1/1/11); 3733, 3604, 3519, 3423, 3299, 3175, 3091, 2957, 2591, 2442, 2278.]

5. Article 4 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Article 4 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

ARTICLE 4. HEATING, VENTILATING, COMFORT COOLING AND REFRIGERATION REGULATIONS

9-1-4: ADOPTION OF 2013 CALIFORNIA MECHANICAL CODE:

A. ADOPTION OF CODE

Title 24, Part 4, California Mechanical Code, 2013Edition, which provides requirements for the installation and maintenance of heating, ventilating, exhaust, comfort cooling and refrigeration systems and incinerators and miscellaneous heat-producing appliances is, with all its appendices and tables, hereby adopted and by this reference made a part of this Code with the same force and effect as though set out herein in full and that such changes and modifications are reasonably necessary because of climatic, geographical, and topographical conditions which pertain to the City of Burbank as stated in Resolution No. 13-28,648 . Such changes and modifications are herein more particularly set forth in this article The California Mechanical Code, 2013 Edition, is on file and open to public inspection in the office of the Building Division.

B. SHORT TITLE

Wherever the phrase "Uniform Mechanical Code" appears in this Code or any ordinance of the City, such phrase shall be deemed and construed to refer and apply to the California Mechanical Code as adopted and amended by this article.

C. APPLICABILITY TO GOVERNMENT BUILDINGS.

The provisions of this article shall apply to all buildings, structures, or land owned, operated, or controlled by any governmental entity or political subdivision, agency, or district thereof, but shall not apply to buildings, structures, or land exempted by the provisions of Section 9-1-1-105.2 of this Code.

D. NUMBERING OF CODE.

In order to provide consistency between this article and the provisions of the California Mechanical Code, the section, subsection, and paragraph numbers or designations of the California Mechanical Code shall be retained in this article and shall be preceded by the prefix "9-1-4-". Such prefix refers to this article and chapter of the Burbank Municipal Code.

E. SUBMITTAL OF PLANS PRIOR TO EFFECTIVE DATE OF CODE AMENDMENTS.

The provisions of this article shall not apply to submittals for building permits received prior to the effective date of the amendments to this Article. Submittals received prior to the effective date shall conform to the applicable codes in effect at the time of the submittal. "Submittal" is the date of permit application filing in accordance with California Building Code Section 105.3.

F. WARNING AND DISCLAIMER.

The degree of protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Accidents and disasters can and will occur on rare occasions. Risks may be increased by man-made or natural causes. This article does not imply that work done pursuant to this article or occupations permitted by this article will be free from damages. This article shall not create liability on the part of the City, any officer or employee thereof, for any damages that result from reliance on this article or any administrative decision lawfully made thereunder. [Formerly Numbered 7-401 and 7-402 and Amended by Ord. No. 3733, eff. 12/21/07; (7-401) Formerly Numbered Section 7-60; 3604, 3519, 3423, 3299, 3091, 3058, 2957, 2953, 2431, 2239, 2194; (7-402) Formerly Numbered Section 7-61; Amended by Ord. No. 3797, eff. 12/3/10 (Enforcement Date: 1/1/11); 3604 3299, 3058, 2957, 2431, 2194.]

9-1-4-106: POWERS AND DUTIES OF THE AUTHORITY HAVING JURISDICTION:

9-1-4-106.1.1: GENERAL:

The officer or other designated authority charged with the administration and enforcement of this code shall be the "Building Official" or a duly authorized representative. "Building Official" shall be synonymous with the term "Assistant Community Development Director/ Building Official" or "Building Director" of the City. [Formerly numbered 7-403 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 7-404; Amended by Ord. No. 3797, eff. 12/3/10; 3603, 3423, 3299, 3091, 3058, 2957, 2194.]

9-1-4-113: PERMIT ISSUANCE:

9-1-4-113.1.1: ISSUANCE TO STATE LICENSEES:

No permit shall be issued to any person doing any work regulated by the California Mechanical Code except to a person holding a valid, unexpired and unrevoked State license to do such work.

EXCEPTION: Any permit required by this Code may be issued to any person to do any construction or work regulated by this Code in a dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that any such person is a bona fide owner of any such dwelling and accessory buildings and quarters, and that the same are occupied by or designed to be occupied by said owner. [Formerly numbered 7-404 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 7-405; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3423, 3299, 3091, 3058, 2957, 2194.]

9-1-4-114: FEES:

9-1-4-114.1: GENERAL:

Fees shall be assessed in accordance with the provisions of this section and as set forth in the Burbank Fee Resolution. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-4-114.2: PERMIT FEES:

The fee for each permit shall be as set forth in the Burbank Fee Resolution. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-4-114.3: PLAN REVIEW FEES:

When plans or other data are required to be submitted by California Mechanical Code Section 112, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for mechanical work shall be determined and adopted by this jurisdiction.

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 9-1-4-114.2 and are in addition to the permit fees.

When plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in the Burbank Fee Resolution. [Formerly Numbered 7-405 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 7-406; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3423, 3299, 3091, 3058, 2957, 2606, 2593, 2287, 2194.]

9-1-4-312.8: OTHER PLUMBING CONNECTIONS:

All mechanical equipment piping connected by direct or indirect means to piping or fixtures governed by the California Plumbing Code shall be of materials approved by the California Plumbing Code. [Formerly Numbered 7-406 and Amended by ord. No. 3733, eff. 12/21/07; Added by Ord. No. 3299; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3423.]

6. Article 5 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Article 5 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

ARTICLE 5. ELECTRICAL REGULATIONS

DIVISION 1. GENERAL PROVISIONS

9-1-5: ADOPTION OF 2013 CALIFORNIA ELECTRICAL CODE AND DISCLAIMER:

A. ADOPTION OF THE CODE.

Title 24, Part 3, California Electrical Code, 2013Edition, which regulates the installation, alteration, repair, removal, conversion, use and maintenance of electrical equipment, and materials, fixtures, appliance and tests utilized in connection therewith, as amended by this article, is, with all its appendices, annexes, and tables, hereby adopted and by this reference made a part of this Code with the same force and effect as though set out herein in full and that such changes and modifications are reasonably necessary because of climatic, geographical, and topographical conditions which pertain to the City of Burbank as stated in Resolution No. 13-28,648 . Such changes and modifications are herein more particularly set forth in this article. The California Electrical Code, 2013 Edition, is on file and open to public inspection in the Office of Building Division.

B. SHORT TITLE.

Where the phrase "National Electrical Code" or "Electrical Code" is used in this Code or in any other ordinance of the City, such phrase shall be deemed and considered to refer and apply to the California Electrical Code which is described and referred to in the preceding section, as the same is amended by this article.

C. DELETIONS FROM THE ANNEX.

The following provisions are hereby deleted from Annex H: Administration and Enforcement, 2013Edition: Sections 80.15 and 80.27

D. APPLICABILITY TO GOVERNMENT BUILDINGS.

The provisions of this article shall apply to all buildings, structures, or land owned, operated, or controlled by any governmental entity or political subdivision, agency, or district thereof, but shall not apply to buildings, structures, or land exempted by the provisions of Section 9-1-1-105.2 of the Burbank Municipal Code, and Section 105.2, of the California Building Code.

E. NUMBERING OF CODE.

In order to provide consistency between this article and the provisions of the California Electrical Code, the section, subsection, and paragraph numbers or designations of the California Electrical Code shall be retained in this article and shall be preceded by the prefix "9-1-5-". Such prefix refers to this article and chapter of the Burbank Municipal Code.

F. SUBMITTAL OF PLANS PRIOR TO EFFECTIVE DATE OF CODE AMENDMENTS.

The provisions of this article shall not apply to submittals for building permits received prior to the effective date of the amendments to this Article. Submittals received prior to the effective date shall conform to the applicable codes in effect at the time of the submittal. "Submittal" is the date of permit application filing in accordance with California Building Code Section 105.3.

G. WARNING AND DISCLAIMER.

The degree of protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Accidents and disasters can and will occur on rare occasions. Risks may be increased by man-made or natural causes. This article does not imply that work done pursuant to this article or occupations permitted by this article will be free from damages. This article shall not create liability on the part of the City, any officer or employee thereof, for any damages that result from reliance on this article or any administrative decision lawfully made thereunder. [Formerly Numbered 7-801 and 7-8002; (7-801) Formerly Numbered Section 12 1; 3668, 3604, 3519, 3423, 3300, 3091, 2730, 2486; (7-802) Formerly Numbered Section 12 1.1; Relocated by Ord. No. 3091, eff. 12/19/87; Amended by Ord. No. 3797, eff. 12/3/10; 3733, 3604, 2486.]

9-1-5-90.7.1: LISTING OF EQUIPMENT:

No person shall install any electrical appliance, material or equipment of whatsoever kind or nature, made for or intended to be used in or as part of, or connected to, the electrical circuit of any house, building or other structure, unless such appliance, material, equipment or other electrical component has been approved, listed and labeled as defined in Article 100 of the California Electrical Code. [Formerly Numbered 7-804 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 12 1.3; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3423, 3091, 2486.]

9-1-5-300.5: CONCRETE ENCASEMENT OF SECONDARY FEEDERS:

(L) All secondary feeders over 200A shall be encased in red-colored concrete, with a minimum of two inches of cover on all sides. The top of the encasement shall be a minimum of 24 inches below finish grade. Each encased secondary shall be marked with identification tape installed on the top of the encasement. [Added by Ord. No. 3604, eff. 11/2/02; Amended by Ord. No. 3797, eff. 12/3/10; 3733.]

9-1-5-80.2: (ANNEX H) DEFINITIONS:

AUTHORITY HAVING JURISDICTION.

The officer or other designated authority charged with the administration and enforcement of this code shall be the "Building Official" or a duly authorized representative. "Building Official" shall be synonymous with the term "Assistant Community Development Director/ Building Official" or "Building Director" of the City. [Formerly Numbered 7-808 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 12 2; Relocated by Ord. No. 3091, eff. 12/19/87; Formerly Numbered 9-1-5-80.2G and Amended by Ord. No. 3797, eff. 12/3/10; 3604, 2940, 2486.]

9-1-5-80.15: (ANNEX H) BOARD OF APPEALS:

Any person, firm or corporation may register an appeal with the Board of Building and Fire Code Appeals in accordance with Section 9-1-1-113.4 of this code. [Added by Ord. No. 3733, eff. 12/21/07; Formerly Numbered 9-1-5-80.1G and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-5-80.19: (ANNEX H) PERMITS AND APPROVALS:

A. Section 80.19, Annex H, of the 2013 California Electrical Code, is amended in part to read:

Permits and approvals shall conform to (A) through (I).

B. Section 80.19(C), Annex H, of the 2013 California Electrical Code, is amended to include:

(3) Issuance to State Licensees.

No permit shall be issued to any person doing any work regulated by the California Plumbing Code except to a person holding a valid, unexpired and unrevoked State license to do such work.

EXCEPTION:

1. Any permit required by this Code may be issued to a person identified as a "Qualified Installer" as defined in this article.

C. Section 80.19(E), Annex H, of the 2013 California Electrical Code, is amended to read:

(E) Fees. Any political subdivision that has been provided for electrical inspection in accordance with the provisions of Article 80 may establish fees that shall be paid by the applicant for a permit before the permit is issued. Fees shall be assessed as set forth in the Burbank Fee Resolution.

D. Section 80.19(H)(1), Annex H, of the 2013 California Electrical Code, is amended to include the following subsection:

(a) Duration of Extensions.

Every permit issued by the Building Official under the provisions of this article shall expire by limitation, and become null and void, if the work authorized by such permit is not commenced within one hundred-eighty (180) days from the date of such permit or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

E. Section 80.19 Annex H, of the 2013 California Electrical Code, is amended to include the following subsection:

(I) Licensing and Qualifications of Electricians.

(1) Issuance to Licensed Contractors.

No permit shall be issued to any person doing any work regulated by the California Electrical Code except to a person holding a valid, unexpired and unrevoked State license to do such work.

EXCEPTION:

1. Any permit required by this Code may be issued to a person identified as a "Qualified Installer", as defined in this article.

(2) Persons Authorized to Perform Electrical Work.

No person except a Qualified Installer as defined in this article, or a person in the employ of and performing such work under the supervision of a Qualified Installer, shall install, alter, construct, or repair any plumbing regulated by the California Electrical Code.

(3) Qualified Installer: Means

(a) A person who holds a valid State contractor's license in the proper classification for plumbing work regulated by the California Electrical Code.

(b) A person who is the owner of a single family dwelling used exclusively for living purposes and has demonstrated to the satisfaction of the Building Official his or her qualifications to satisfactorily perform electrical work in the dwelling, which is or is intended to be occupied by him or her and the buildings accessory thereto.

(c) A person who is employed by a governmental agency required to comply with the provisions of the California Electrical Code and who is qualified, as determined by the Building Official, to supervise, control or perform any work regulated by said code.

(d) A person who is permanently employed by a firm or corporation, and for whom a fee has been paid as defined in Section 9-1-5-80.19(I)(d) Annex H,, who installs, alters, constructs, repairs, services or maintains plumbing as defined in the California Electrical Code, solely on the property of his or her employer.

(4) Fees.

Every firm or corporation employing a Qualified Installer as defined in Section 9-1-5-80.19(I)(c)4, Annex H, shall pay to the Building Division an annual fee for each Qualified Installer in their employ as set forth in the Burbank Fee Resolution. [Added by Ord. No. 3733, eff. 12/21/07; Formerly Numbered 9-1-5-80.19G and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-5-80.23: (ANNEX H) METHOD OF SERVICE OF NOTICE:

Section 80.23 (A), Annex H, of the 2013 California Electrical Code is amended to include the following subsection:

(3) Proof of service of the notice and order shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the time and manner in which service was made. The declaration shall be affixed to the copy of the notice and order retained by the Building Official. [Added by Ord. No. 3733, eff. 12/21/07; Formerly Numbered 9-1-5-80.23G and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-5-80.23(B): (ANNEX H) PENALTIES.

Section 80.23(B)(3) is amended to read:

Any person, firm, or corporation who shall willfully violate any of the applicable provisions of this article shall be subject to penalties in accordance with California Building Code Section 114 or as prescribed by law.

9-1-5-80.35: (ANNEX H) EFFECTIVE DATE

Section 80.35, Annex H, of the 2013 California Electrical Code is amended to read, "Article 80 shall take effect January 1, 2014."

7. Article 6 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Article 6 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

ARTICLE 6. PLUMBING REGULATIONS

9-1-6: ADOPTION OF 2013 CALIFORNIA PLUMBING CODE:

A. ADOPTION OF THE CODE.

Title 24, Part 5, 2013 California Plumbing Code, which regulates the installation, plumbing, water, fuel gas, drainage, sewage disposal systems, and materials, fixtures, appliances and tests utilized in connection therewith, is, with all its appendices and tables, hereby adopted and by this reference made a part of this Code with the same force and effect as though set out herein in full and that such changes and modifications are reasonably necessary because of climatic, geographical, and topographical conditions which pertain to the City of Burbank as stated in Resolution No. 13-28,648 . Such changes and modifications are herein more particularly set forth in this article. The California Plumbing Code, 2013 Edition, is on file and open to public inspection in the Office of the Building Division.

B. SHORT TITLE.

Where the phrase "Uniform Plumbing Code" or "Plumbing Code" is used in this Code or in any other ordinance of the City, such phrase shall be deemed and considered to refer and apply to the California Plumbing Code which is described and referred to in the preceding section, as the same is amended by this article.

C. APPLICABILITY TO GOVERNMENT BUILDINGS.

The provisions of this article shall apply to all buildings, structures, or land owned, operated, or controlled by any governmental entity or political subdivision, agency, or district thereof, but shall not apply to buildings, structures, or land exempted by the provisions of Section 9-1-1-105.2 of the Burbank Municipal Code and Section 105.2 of the California Building Code.

D. NUMBERING OF CODE.

In order to provide consistency between this article and the provisions of the California Electrical Code, the section, subsection, and paragraph numbers or designations of the California Electrical Code shall be retained in this article and

shall be preceded by the prefix "9-1-6-". Such prefix refers to this article and chapter of the Burbank Municipal Code.

E. SUBMITTAL OF PLANS PRIOR TO EFFECTIVE DATE OF CODE AMENDMENTS. The provisions of this article shall not apply to submittals for building permits received prior to the adoption of the amendments to this Article. Submittals received prior to adoption shall conform to the applicable codes in effect at the time of the submittal. "Submittal" is the date of permit application filing in accordance with California Building Code Section 105.3.

F. WARNING AND DISCLAIMER.
The degree of protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Accidents and disasters can and will occur on rare occasions. Risks may be increased by man-made or natural causes. This article does not imply that work done pursuant to this article or occupations permitted by this article will be free from damages. This article shall not create liability on the part of the City, any officer or employee thereof, for any damages that result from reliance on this article or any administrative decision lawfully made thereunder. [Formerly Numbered 7-1201 and 7-1202 and Amended by Ord. No. 3733, eff. 12/21/07; (7-1201) Formerly Numbered Section 22-1; Amended by Ord. No. 3604, eff. 11/2/02; 3519, 3423, 3299, 3091, 2867, 2594, 2432, 2240; (7-1202) Formerly Numbered Section 22-2; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3519, 3423, 3299, 3091, 2867, 2594, 2432, 2240.]

9-1-6-1.1.3.3: EXPANDED SCOPE FOR CALGREEN REQUIREMENTS:

In addition to requirements of California Plumbing Code Section 403.0, Water-Conserving Fixtures and Fittings, all affected projects shall comply with the indoor water use requirements of CALGreen Section 4.303 for residential projects and Section 5.303 for nonresidential projects. Affected projects includes new construction, and alterations, remodels and additions of 100 square feet and above in area. [Added by Ord. No. 3797, eff. 12/3/10.]

9-1-6-102: POWERS AND DUTIES OF THE AUTHORITY HAVING JURISDICTION:

9-1-6-102.1.1: GENERAL:

The officer or other designated authority charged with the administration and enforcement of this code shall be the "Building Official" or a duly authorized representative. "Building Official" shall be synonymous with the term "Assistant Community Development Director/Building Official" or "Building Director" of the City. [Formerly numbered 1205 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. No. 2432; Formerly Numbered Section 22-21; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3299; 3091, 2867.]

9-1-6-103.1.3.1: LICENSING:

No permit shall be issued to any person doing any work regulated by the California Plumbing Code except to a person holding a valid, unexpired and unrevoked State license to do such work.

EXCEPTION:

1. Any permit required by this Code may be issued to a person identified as a "Qualified Installer" as defined in this article. [Formerly Numbered 1207 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. No. 2432; Formerly Numbered Section 7-1403; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3299, 3091.]

9-1-6-103.1.3.2: QUALIFICATIONS OF PLUMBERS:

A. PERSONS AUTHORIZED TO PERFORM PLUMBING WORK.

No person except a Qualified Installer as defined in this article, or a person in the employ of and performing such work under the supervision of a Qualified Installer, shall install, alter, construct, or repair any plumbing regulated by the California Plumbing Code.

B. DEFINITIONS.

QUALIFIED INSTALLER: Means:

1. A person who holds a valid State contractor's license in the proper classification for plumbing work regulated by the California Plumbing Code.
2. A person who is the owner of a single family dwelling used exclusively for living purposes and has demonstrated to the satisfaction of the Building Official his or her qualifications to satisfactorily perform plumbing work in the dwelling, which is or is intended to be occupied by him or her and the buildings accessory thereto.
3. A person who is employed by a governmental agency required to comply with the provisions of the California Plumbing Code and who is qualified, as determined by the Building Official, to supervise, control or perform any work regulated by said code.
4. A person who is permanently employed by a firm or corporation, and for whom a fee has been paid as defined in Section 9-1-6-103.1.3.2(c), who installs, alters, constructs, repairs, services or maintains plumbing as defined in the California Plumbing Code, solely on the property of his or her employer.

C. FEES.

Every firm or corporation employing a Qualified Installer as defined in Section 9-1-6-103.1.3.2(b)4 shall pay to the Building Division an annual fee for each Qualified Installer in their employ as set forth in the Burbank Fee Resolution. [Formerly Numbered 7-1211, 7-1212 and 7-1214 and Amended by Ord. No. 3733, eff. 12/21/07; (7-1211) Added by Ord. No. 2432; Formerly Numbered

Section 220411; 3604, 3299, 3091, 2867; (7-1212) Added by Ord. No. 2432; Formerly Numbered Section 22-42; 3604, 3299, 3091; (7-1214) Added by Ord. No. 2432; Formerly Numbered Section 22-46; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3299, 3091, 2867, 2614.]

9-1-6-103.4: FEES:

9-1-6-103.4.1: PERMIT FEES:

Fees shall be assessed in accordance with the provisions of this section and as set forth in the Burbank Fee Resolution. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-6-103.4.2: PLAN REVIEW FEES:

When a plan or other data are required to be submitted by California Plumbing Code Section 103.2, a plan review fee shall be paid at the time of submitting plans and specifications for review.

The plan review fees specified in this subsection are separate fees from the permit fees specified in this section and are in addition to the permit fees.

When plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in the Burbank Fee Resolution. [Formerly Numbered 7-1209 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. No. 2432; Formerly Numbered Section 7-1405; Amended by Ord. No. 3797, eff. 12/3/10; 3604; 3299, 3091, 2867, 2594.]

9-1-6-308.1.1: EXPOSED PLUMBING:

Exposed rough plumbing or piping or soil, vent or waste pipe, on the outside of any building or structure, will not be permitted, except with the permission of the Administrative Authority. [Formerly Numbered 7-1204 and Amended by Ord. No. 3733, eff. 12/21/07; Formerly Numbered Section 22-3; Amended by Ord. No. 3797, eff. 12/3/10; 3604, 3423, 3299, 3091, 2867, 2432.]

9-1-6-403.0: WATER-CONSERVING FIXTURES AND FITTINGS:

In addition to requirements of California Plumbing Code Section 403.0, Water-Conserving Fixtures and Fittings, all residential and nonresidential new construction, and alterations, remodels and additions of 100 square feet or more in area shall comply with the indoor water use requirements of CALGreen Section 4.303 for residential projects and Section 5.303 for nonresidential projects. [Added by Ord. No. 3746, eff. 8/1/08; Formerly Numbered 9-1-6-402 and Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-6-403.9: RESTROOM AERATORS:

Except as otherwise provided in this Code, a 1.0 gallon per minute (gpm) faucet aerator shall be installed and maintained in all toilet rooms that are not located in within a dwelling or home occupation.

Exemptions:

1. Metered faucets, such as those with spring or infrared actuators; and
2. A permitted, previously installed approved faucet that does not allow the addition of an aerator accessory due to physical characteristics of the faucet.

Failure to either receive notice or failure to obtain a business tax license on the part of the business or property owner does not exempt that business or property from the requirements of this section. Whenever the Building Official has found and determined that the subject business or property has failed to comply with the requirements of this section, the Building Official may use the procedures set forth in Section 9-1-3-308 "Procedures for Abatement of Unlawful Conditions" of this code for the abatement of such condition. [Formerly Numbered 9-1-10-1020 and Amended by Ord. No. 3797, eff. 12/3/10; 3758.]

8. Division 1 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Division 1 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

ARTICLE 7. SEISMIC RETROFIT REGULATIONS

DIVISION 1. UNREINFORCED MASONRY ORDINANCE

9-1-7-100: ADOPTION OF CODE:

Title 24, Part 10, of the California Building Code, 2013 Edition, is hereby adopted by the City of Burbank and made a part of this Code for promoting public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing unreinforced masonry bearing wall buildings. [Formerly Numbered Article 1, Division 3 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. 3519, eff. 6/26/99; Amended by Ord. No. 3797, eff. 12/3/10.]

9. Division 2 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or

excuse any violations of said section occurring prior to the effective date of this ordinance. A new Division 2 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

DIVISION 2. EARTHQUAKE HAZARD REDUCTION IN EXISTING REINFORCED CONCRETE WALL AND/OR REINFORCED MASONRY WALL BUILDINGS WITH FLEXIBLE DIAPHRAGMS

9-1-7-200: EARTHQUAKE HAZARD REDUCTION IN EXISTING REINFORCED CONCRETE WALL AND/OR REINFORCED MASONRY WALL BUILDINGS WITH FLEXIBLE DIAPHRAGMS:

9-1-7-200.1: PURPOSE:

The City of Burbank is within California Building Code Seismic Zone 4. This is the highest risk for damaging earthquakes. Approximately 30 percent of the City of categorized as an "Active Fault Near-Source Zone" (ICBO, California Department of Conservation-Division of Mines and Geology). The Near-Source Zone is an area within two kilometers of an active fault (Class A or B) capable of producing a major earthquake. The Verdugo Fault and the Hollywood Fault are the near-source influences for the City (both are Class B faults). A Near-Source Zone is subject to the largest and most damaging ground acceleration and velocity produced in a seismic event. The resulting structural damage in a near-source zone is generally severe.

The 1994 Northridge Earthquake caused considerable damage to buildings and structures located in the City of Burbank. Experts expect a massive earthquake on one of the faults under the City within the next 30 years and several earthquakes similar in intensity to the Northridge Earthquake during that same period.

The damage to buildings could expose occupants of these buildings to a potential life-safety risk in future earthquakes, and the City of Burbank must protect its population and property and enforce the Building Code so as to provide effective protection to all its citizens.

Recent earthquakes, including the 1994 Northridge event, have demonstrated the deficiencies in the structural performance of reinforced concrete wall and/or reinforced masonry wall buildings with flexible diaphragms. The 1997 California Building Code contained revisions to the seismic requirements for new construction, but it did not address the existing "legal nonconforming" buildings.

Pre-1976 UBC reinforced concrete wall and/or reinforced masonry wall buildings with flexible diaphragms are considered potentially hazardous and prone to significant damage, including possible roof collapse, in moderate to major

earthquakes. These buildings may lack adequate strength in the anchorage system of the wall to the roof and floor diaphragms.

The purpose of this section is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on reinforced concrete wall and/or reinforced masonry wall buildings with flexible diaphragms designed under the building codes in effect prior to the adoption of the 1976 UBC. Such buildings have been categorized, based on past earthquakes, as being potentially hazardous and prone to significant damage, including possible collapse, in a moderate to major earthquake.

The provisions of this section are minimum standards for structural seismic resistance established primarily to reduce the risk of life loss or injury on both subject and adjacent properties and will not necessarily prevent loss of life or injury or prevent earthquake damage to an existing building which complies with these standards. The requirement for compliance with these standards does not preclude the utilization, at the building owner's option, of more extensive strengthening method that might further prevent or limit loss of life or injury or building damage. This section shall not require existing electrical, plumbing, mechanical or fire-safety systems to be altered unless they constitute a hazard to life or property.

This section provides for the identification and classification of reinforced concrete wall and/or reinforced masonry wall buildings with flexible diaphragms based on the current use of the building. Priorities, time periods, and standards are also established under which these buildings are required to be structurally analyzed and strengthened for seismic resistance. Where the analysis determines structural deficiencies, this section requires the building to be strengthened. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.2: SCOPE:

The provisions of this section shall apply to all buildings designed under building codes in effect prior to February 14, 1977, which, on the effective date of this section have reinforced concrete walls and/or reinforced masonry walls with flexible diaphragms as defined herein.

Any such buildings with seismic strengthening in place prior to the effective date of this ordinance shall be within the scope of this Section and shall, therefore, be evaluated according to the provisions of this Section and modified to comply with this Section if deficient. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.3: DEFINITIONS:

ANCHORAGE SYSTEM: Is the system of all structural elements and connections which support the concrete or masonry wall in the lateral direction, including

diaphragms and sub-diaphragms, wall anchorage and continuity or cross tie connectors in sub-diaphragms and main diaphragms.

COMMENCED CONSTRUCTION: Construction pursuant to a valid building permit has progressed to the point that one of the called inspections as required by the City has been made and the work for which the inspection has been called has been judged by the City to be substantial and has been approved by the Building Official.

FLEXIBLE DIAPHRAGM: Is any diaphragm constructed of wood structural panel, diagonal or straight wood sheathing, metal decking without a structural concrete topping, or horizontal rod bracing.

REINFORCED CONCRETE WALL: Is a concrete wall that has 50 percent or more of the reinforcing steel required for reinforced concrete in the Uniform Building Code.

REINFORCED MASONRY WALL: Is a masonry wall that has 50 percent or more of the reinforcing steel required by 1976 Uniform Building Code Section 2106.1.12.4

TILT-UP CONCRETE WALL: Is a form of precast concrete panel construction either cast in the horizontal position at the site and after curing, lifted into place in a vertical position, or cast off-site in a fabricator's shop. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.4: RATING CLASSIFICATIONS:

The rating classifications as shown in Table No. 9-1-7-200-A are hereby established and each building within the scope of this section shall be placed in one such rating classification by the Building Official. The total occupant load as determined by CBC Chapter 10 for the entire building plus the occupant load of any adjacent building which interconnects with the subject building or uses the subject building for exiting purposes shall be used to determine the rating classification. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.5: INSPECTION AND RETROFIT REQUIRED; SIGN REQUIRED:

A. The owner of each building within the scope of the section shall cause an investigation of the existing construction and a structural analysis to be made of the building by a civil or structural engineer or architect licensed by the State of California, and if the building does not meet the minimum standards specified in this Section, the owner shall cause the building to be structurally altered to conform to such standards or cause the building to be demolished. The owner of a building within the scope of this section shall submit to the Building Official within 275 days after the service of the compliance order the following for review:

1. A structural analysis, subject to approval by the Building Official within the 275-day time period, which demonstrates that the building meets the minimum requirements of this Section, or

2. A structural analysis and plans for the proposed structural alterations of the building necessary to comply with the minimum requirements of this Section, or (3) Plans for the demolition of the building.

After plans are submitted and approved by the Building Official, the owner shall obtain a building permit, commence and complete the required construction or demolition within the time limits set forth in Table No. 9-1-7-200-B. These time limits shall begin to run from the date the compliance order is served.

B. Unless exempt pursuant to 9-1-7-200.5(c) below, the owner or person in charge or control of a building within the scope of this section shall, within 275 days after the service of a compliance order, post in a conspicuous place at the entrance of the building, on a sign not less than 8-1/2" x 11", the following statement, printed in not less than 30 point bold type: "This is a reinforced concrete wall or reinforced masonry wall building with a flexible diaphragm built prior to February 14, 1977. The City of Burbank has ordered the owner of this building to bring the building into compliance with the provisions of Burbank Municipal Code Section 9-1-7-200, which relate to earthquake safety."

C. The sign shall remain posted until the structural alterations bringing the building into compliance with the provisions of Section 9-1-7-200 are completed and approved by the Building Official. If an owner of a building within the scope of this section has submitted to the Building official a structural analysis that demonstrates that the building meets the minimum requirements of Section 9-1-7-200 and the Building Official approves such structural analysis, the sign requirements in 9-1-7-200.5(b) shall no longer be applicable to such building. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.6: COMPLIANCE ORDER:

A. The Building Official shall issue a written compliance order to the record owner of each building within the scope of this Section 9-1-7-200 directing the owner to comply with this section and shall also mail a copy to the person, if any, occupying or otherwise in real or apparent charge and control of the building.

B. The order shall be served either personally or by mail and shall contain:

1. The street address and legal description sufficient for identification of the building.

2. A statement that the Building Official has found the building to be within the scope of Section 9-1-7-200.

3. An order to prepare and submit to the Building Official a structural analysis and plans pursuant to Section 9-1-7-200.5.

4. A statement specifying the appeal rights of the owner as contained in Section 9-1-7-200.7.

C. The order shall be served and contents recorded in accordance with the provisions of Article 2 of this Code. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.7: APPEAL FROM ORDER:

A. The owner of the building may appeal the Building Official's determination that the building is within the scope of this section to the Board of Building and Fire Code Appeals. Such appeal shall be filed with the Board within 60 days of the service date of the order described in Section 9-1-7-200.6. Such appeal shall be made in writing upon appropriate forms provided therefore by the Building Division, and the grounds thereof shall be stated clearly and concisely. Any materials that the appellant wishes considered by the Board shall be submitted to the Board at least 14 calendar days before the hearing. Each appeal shall be accompanied by a filing fee as set forth in the Burbank Fee Resolution. If no appeal is filed within 60 days of the service of the compliance order, the building shall be considered to be within the scope of this Section 9-1-7-200.

B. Appeals or requests for modification from any other determinations, orders, or actions of the Building Official pursuant to this Section shall be made in accordance with the procedures established in Section 9-1-1-112.4 of this Code. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.8: TIME EXTENSIONS:

An owner of a building may apply to the Board of Building and Fire Code Appeals for an extension of time limits to submit a plan for retrofit of the building, to obtain necessary permits and/or to complete the retrofit to the building. The Board may grant an applicant an extension of up to 12 months additional time to comply with these requirements provided the applicant has demonstrated a good faith effort to meet the requirements of this Section 9-1-7-200. A maximum of two such extensions may be granted for a total extension of up to two years. In no case, shall the time for completion of retrofit exceed five years from the time of service of the compliance order. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.9: NO ALTERATIONS PERMITTED UNTIL BUILDING RETROFIT IS COMPLETE:

Once a compliance order has been served, buildings within the scope of this Section 9-1-7-200 may not be structurally altered, remodeled or added to, without first complying with the provisions of this Section 9-1-7-200 unless the Building Official determines that the alteration is minor in nature. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.10: ENFORCEMENT:

If the owner of the subject building fails to comply with any order issued by the Building Official pursuant to this section within any of the time limits set forth in Section 9-1-7-200.5, or within any additional time limits as may have been granted by the Board, the Building Official may order that the building be vacated until the building is in compliance. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.11: ANALYSIS AND DESIGN:

The owner of a building subject to this Section shall cause the structure to comply with the following provisions.

9-1-7-200.11.1: WALL PANEL ANCHORAGE:

Concrete and masonry walls shall be anchored to all floors and roofs which provide lateral support for the wall. The anchorage shall provide a positive direct connection between the wall and floor or roof construction capable of resisting a horizontal force equal to 30 percent of the tributary wall weight for all buildings, and 45 percent of the tributary wall weight for essential buildings, or a minimum force of 250 pounds per linear foot of wall, whichever is greater. The required anchorage shall be based on the tributary wall panel assuming simple supports at floors and roof.

EXCEPTION: Alternate design may be approved by the Building Division when justified by well-established principles of mechanics. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.11.2: SPECIAL REQUIREMENTS FOR WALL ANCHORS AND CONTINUITY TIES:

The steel elements of the wall anchorage systems and continuity ties shall be designed by the allowable stress design method using a load factor of 1.7. The 1/3 stress increase permitted by 1976 UBC Section 1603.5 shall not be permitted for materials using allowable stress design methods. The strength design specified in 1994 UBC Section 1925.2, using a load factor of 2.0 in lieu of 1.4 for earthquake loading, shall be used for design of embedments in concrete. Wall anchors shall be provided to resist out-of-plane forces, independent of existing shear anchors.

EXCEPTION: Existing cast-in-place shear anchors may be used as wall anchors if the tie element can be readily attached to the anchors and if the engineer or architect can establish tension values for the existing anchors through the use of approved as-built plans or testing, and through analysis showing that the bolts are capable of resisting the total shear load while being acted upon by the

maximum tension force due to earthquake. Criteria for analysis and testing shall be determined by the Building Division.

Expansion anchors are not allowed without special approval of the Building Division. Attaching the edge of plywood sheathing to steel ledgers is not considered as complying with the positive anchoring requirements of this Section; and attaching the edge of steel decks to steel ledgers is not considered as providing the positive anchorage of this Section unless testing and analysis are performed that establish shear values for the attachment perpendicular to the edge of the deck. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.11.3: DEVELOPMENT OF ANCHOR LOADS INTO THE DIAPHRAGM:

Development of anchor loads into roof and floor diaphragms shall comply with 1994 UBC Section 1631.2.9.3.

EXCEPTION: If continuously tied girders are present, then the maximum spacing of the continuity ties is the greater of the girder spacing or 24 feet. In wood diaphragms, anchorage shall not be accomplished by use of toe nails or nails subject to withdrawal, nor shall wood ledgers, top plates or framing be used in cross-grain bending or cross-grain tension. The continuous ties required by 1976 UBC Section 1633.2.9.4 shall be in addition to the diaphragm sheathing.

Lengths of development of anchor loads in wood diaphragms shall be based on existing field nailing of the sheathing unless existing edge nailing is positively identified on the original construction plans or at the site.

At reentrant corners, continuity collectors may be required for existing return walls not designed as shear walls, to develop into the diaphragm a force equal to the lesser of the rocking or shear capacity of the return wall, to the tributary shear by not exceeding the capacity of the diaphragm. Shear anchors for the return shall be commensurate with the collector force. If a truss or beam other than rafters or purlins is supported by the return wall or by a column integral with the return wall, an independent secondary column is required to support the roof or floor members whenever rocking of shear capacity of the return wall is governing.

The design for the seismic deflection of return walls, and fins/canopies at entrances, shall insure deflection compatibility with the diaphragm by either seismically isolating the element or attaching the element and integrating its load into the diaphragm. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.11.4: ANCHORAGE AT PILASTERS:

Anchorage of pilasters shall be designed for the tributary wall anchoring load pursuant to Section 9-1-7-200.11.1, considering the wall as a two-way slab. The

pilasters or the walls immediately adjacent to the pilasters shall be anchored directly to the roof framing such that the existing vertical anchor bolts at the top of the pilasters are by-passed without causing tension or shear failure at the top of the pilasters.

EXCEPTION: If existing vertical anchor bolts at the top of the pilasters are used for the anchorage, then additional exterior confinement shall be provided.

The minimum anchorage at a floor or roof between the pilasters shall be that specified in Section 9-1-7-200.11.1 of this Section. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.11.5: SYMMETRY:

Symmetry of connectors in the anchorage system is required. Eccentricity may be allowed when it can be shown that all components of forces are positively resisted and justified by calculations or tests. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.11.6: MINIMUM ROOF MEMBER SIZE:

Wood members used to develop anchorage forces to the diaphragm must be at least 3x for new construction and replacement. All such members must be checked for gravity and earthquake as part of the wall anchorage system. For existing buildings, the member check shall be without the 1/3 stress increase pursuant to Section 9-1-7-200.11.2. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.11.7: COMBINATION OF ANCHOR TYPES:

To repair and retrofit existing buildings, a combination of different anchor types of different behavior or stiffness shall not be permitted. The capacity of the new and existing connectors cannot be added. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.11.8: PROHIBITED ANCHORS:

Usage of connectors that were bent and/or stretched from the intended use shall be prohibited. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.11.9: CRACK AND DAMAGE REPAIRS, EVALUATION OF EXISTING STRUCTURAL ALTERATIONS:

The engineer shall report any observed structural conditions and structural damage that have imminent life safety effects on the buildings and recommend repairs. Evaluations and repairs shall be reviewed and approved by the Building Division. The engineer shall also evaluate the effects of alterations such as openings cut in existing wall panels without a permit that may present immediate

life safety hazard, and correct when necessary. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.11.10: MISCELLANEOUS:

Existing mezzanines relying on the tilt-up walls for vertical and/or lateral support shall be anchored to the walls for the tributary mezzanine load. Walls depending on the mezzanine for lateral support shall be anchored per Sections 9-1-7-200.11.1, 9-1-7-200.11.2 and 9-1-7-200.11.3.

EXCEPTION: Existing mezzanines that have independent lateral and vertical support need not be anchored to the walls. Existing interior masonry or concrete walls not designed as shear walls, that extend to the floor above or to the roof diaphragm shall also be anchored for out-of-plane forces per Sections 9-1-7-200.11.1, 9-1-7-200.11.2 and 9-1-7-200.11.3 of this Code. In the in-plane direction, the walls may be isolated or shall be developed into the diaphragm for a lateral force equal to the lesser of the rocking or shear capacity of the wall, or the tributary shear but not exceeding the diaphragm capacity. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.12: MATERIALS OF CONSTRUCTION:

All materials permitted by this Code, including their appropriate allowable stresses and those existing configurations of materials specified in this Code, may be utilized to meet the requirements of this Section. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-200.13: INFORMATION REQUIRED ON PLANS:

The plans shall accurately reflect the results of the engineering investigation and design and show all pertinent dimensions and sizes for plan review and construction. In addition to the seismic analysis required elsewhere in this Section, the licensed engineer or architect responsible for the seismic analysis of the building shall record the following on the approved plans:

A. Floor plans and roof plans shall show existing framing construction, diaphragm construction, proposed wall anchors, cross-ties and collectors. Existing nailing, anchors, ties and collectors shall also be shown on the plans if these are part of the design, and these structural elements need to be verified in the field.

B. At elevations where there are alterations or damage, details shall show roof and floor heights, dimensions of openings, location and extent of existing damage, and proposed repair.

C. Typical wall panel sections with panel thickness, height, location of anchors shall be provided.

D. Details shall include existing and new anchors and the method of development of anchor forces into the diaphragm framing; existing and/or new cross-ties; existing and/or new or improved support of roof and floor girders at pilasters or walls. [Formerly Numbered Article 1, Division 5 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. 3519, eff. 6/26/99; Amended by Ord. No. 3797, eff. 12/3/10; 3604.]

TABLE NO. 9-1-7-200-A RATING CLASSIFICATIONS
Classification/Occupant Load

Group I	300 or more	Group II	30 to 299	Group III	less than 30

TABLE NO. 9-1-7-200-B TIME LIMITS FOR COMPLIANCE

Obtain Building Permit Within	Commence Construction	Complete Construction
365 days	545 days	Three years

TABLE NO. 9-1-7-200-C SERVICE PRIORITIES
Rating/Minimum Time Period

Classification Before Service of Compliance Order

Group I	30 days	Group II	1 year	Group III	2 years

10. Division 3 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Division 3 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

DIVISION 3. VOLUNTARY PRESCRIPTIVE PROVISIONS FOR SEISMIC STRENGTHENING OF CRIPPLE WALLS AND SILL PLATE ANCHORAGE OF LIGHT, WOOD-FRAME RESIDENTIAL BUILDINGS

9-1-7-A300: ADOPTION OF CODE:

Chapter A3 of the 2012 International Existing Building Code is hereby adopted by the City of Burbank and made a part of this Code for promoting public welfare

and safety by reducing the risk of earthquake-induced damage to existing wood-frame residential buildings. [Formerly Numbered Article 1, Division 6 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. No. 3519, eff. 6/26/99; Amended by Ord. No. 3797, eff. 12/3/10; 3604.]

11. Division 4 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Division 4 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

DIVISION 4. VOLUNTARY EARTHQUAKE HAZARD REDUCTION IN EXISTING WOOD FRAME RESIDENTIAL BUILDINGS WITH SOFT, WEAK OR OPEN FRONT WALLS

9-1-7-A400: ADOPTION OF CHAPTER A4 OF THE 2012 INTERNATIONAL EXISTING BUILDING CODE:

Chapter A4 of the 2012 International Existing Building Code is hereby adopted by the City of Burbank and made a part of this Code for promoting public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing wood-frame, multiunit residential buildings. [Formerly Numbered Article 1, Division 7 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. 3519, eff. 6/26/99; Amended by Ord. No. 3797, eff. 12/3/10; 3604.]

12. Division 5 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Division 5 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

DIVISION 5. VOLUNTARY EARTHQUAKE HAZARD REDUCTION IN EXISTING CONCRETE BUILDINGS AND CONCRETE WITH MASONRY INFILL BUILDINGS

9-1-7-A500: ADOPTION OF CODE:

Chapter A5 of the 2012 International Existing Building Code is hereby adopted by the City of Burbank and made a part of this Code for promoting public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing concrete buildings and concrete frame buildings with

masonry infill. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

13. Division 6 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Division 6 of Article 7 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

DIVISION 6. EARTHQUAKE DAMAGE REPAIR OF WELDED STEEL MOMENT FRAME BUILDINGS

9-1-7-600: EARTHQUAKE DAMAGE REPAIR OF WELDED STEEL MOMENT FRAME BUILDINGS:

9-1-7-600.1: PURPOSE:

The City of Burbank is within CBC Seismic Zone 4. This zone is the highest risk for damaging earthquakes. Approximately 30 percent of the City is categorized as an "Active Fault Near Source Zone" (ICBO, California Department of Conservation-Division of Mines and Geology). The Near-Source Zone is an area within two kilometers of an active fault (Class A or B) capable of producing a major earthquake. The Verdugo Fault and the Hollywood Fault are the near-source influences for the City (both are Class B faults). A Near-Source Zone is subject to the largest and most damaging ground acceleration and velocity produced in a seismic event. The resulting structural damage in a near-source zone is generally severe.

The 1994 Northridge Earthquake caused considerable damage to buildings and structures located in the City of Burbank. Experts expect a massive earthquake on one of the faults under the City within the next 30 years and several earthquakes similar in intensity to the Northridge Earthquake during that same period.

Studies have been conducted on the earthquake damage by structural engineers from numerous state and city agencies and the Structural Engineers Association of Southern California (SEAOSC). These engineers have determined that welded steel moment frame buildings located in earthquake-damaged areas were severely impacted by the Northridge Earthquake and its aftershocks.

Section 9-1-7-600 is in response to the discovery of unexpected and unprecedented damage to welded steel moment frame (WSMF) structures in the Northridge Earthquake. This serious damage was revealed only after detailed structural inspections were performed. In many cases, buildings with significant

structural damage showed no outward signs of distress. Given the lack of visual and superficial clues, such as a permanent drift or damaged architectural elements, property owners and building occupants are unaware of the risk to safety and the serious consequences of hidden damage to welded steel moment frames.

Inspection of the WSMF building stock in the City of Los Angeles revealed significant and widespread damage due to the Northridge Earthquake of 1994, when evaluated in accordance with SAC/FENIA guidelines. Sixty percent, or 150, of the buildings within the scope of the City of Los Angeles Repair Ordinance had significant WSMF structural damage requiring repairs. The buildings in Burbank were subjected to a similar earthquake forces and ground motions as these damaged buildings in Los Angeles. A building with a damaged WSMF has little or no capacity to resist further earthquake forces.

The Building Code does not allow a welded steel moment frame building to be maintained with damaged connections. It is necessary to insure that repairs to these welded steel moment frame buildings are performed in an expeditious manner.

The damage to these welded steel moment frame buildings could expose occupants of these buildings to potential life-safety risks in future earthquakes, and the City of Burbank must protect its population and property and enforce the Building Code so as to provide effective protection to all its citizens.

Thus, the purpose of this ordinance is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on welded steel moment frame buildings. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-600.2: SCOPE.

Section 9-1-7-600 shall be applicable to buildings of more than one story of welded steel moment frame design if construction of the building began before January 17, 1994, provided, however, that the following buildings are exempt from the requirements of this Section 9-1-7-600:

A. Any single family dwelling (CBC R-3 occupancy),

B. Detached one- or two-story dwellings of CBC R-I occupancy, and

C. Detached apartment houses containing fewer than five dwelling units and used solely for residential purpose. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-600.3: DEFINITIONS:

CONNECTION: Combination of joints used to transmit forces between two or more members categorized by the amount and type of force transferred (moment, shear, end reaction).

NON-DESTRUCTIVE TESTING: An approved in-situ procedure for examining material continuity, including but not limited to: Liquid Dye Penetrant Test, Magnetic Particle Test, Radiographic Test, Ultrasonic Test.
STRUCTURAL ENGINEER: A person authorized to use the title of structural engineer under Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code.

WELDED STEEL MOMENT FRAME: A plane (or nearly so) frame structure deriving lateral load stability from rigid interconnection of the beams and columns. Rigid connections may consist either of fully welded connections or connections which are partially welded and bolted. This includes both ordinary moment-resisting frames and special moment-resisting frames as defined by the California Building Code. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-600.4: INSPECTION AND REPAIR REQUIRED:

A. Structural Analysis and Inspection Report.
The owner of each building within the scope of this Section 9-1-7-600 shall, upon service of an inspection order, cause a structural analysis and inspection report of the building to be prepared by a structural engineer.

The structural analysis and inspection report shall contain the results of an analytical or numerical analysis of the building with the number and location of connections identified as requiring inspection based on the results of such analysis. The number and location of connections to be inspected shall be selected by the structural engineer and approved by the Building Official prior to inspection.

Inspection and test procedures shall follow guidelines established by the Federal Emergency Management Agency (FEMA), Applied Technology Council (ATC), and SAC Steel Project. The Building Official shall verify the analysis and inspection procedures comply with these guidelines.

The final structural analysis and inspection report shall include the result of any nondestructive tests and the results of other approved methods of testing connections, shall state whether or not the building has damage to these connections, and shall identify the damaged connections.

If no repairs are indicated in the structural analysis and inspection report, the report shall demonstrate that the building's welded steel moment frame structural

elements are without damage that may reduce the moment resisting capacity of the structural elements below the building's original minimum design requirements.

If the structural analysis and inspection report indicate that the welded steel moment frame structure of the building is damaged, the report shall include plans and procedures prepared by a structural engineer for the repair of such damage. The repair plans shall indicate the repairs necessary for the structure to meet the standards for strength under which the building was originally designed.

The structural analysis and inspection report must be submitted to the Building Official within 12 months after the service of an inspection order. The structural analysis inspection report is subject to approval by the Building Official.

B. Repair of Damage.
If the structural analysis and inspection report indicates that the welded steel moment frame structure of the building is damaged, the owner of such building shall cause the structure to be repaired to the standards for strength under which the building was originally designed. After repair plans are submitted and approved by the Building Official, the owner shall, within 18 months of the service of the inspection order, obtain a building permit for the necessary repairs. The repairs shall be completed within 24 months after the service of the inspection order. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-600.5: TYPES OF DAMAGE:

Types of damage which may reduce the moment resisting capacity of welded steel moment frame structures below minimum design safety criteria include but are not limited to:

A. Column to beam connection weld discontinuities detectable by visual inspection or non-destructive testing that are not termed defects per the criteria given in the Welding Code. Weld defects resulting in discontinuity and loss of connection strength below design criteria. Cracked or damaged shear tab or weld.

B. Panel zone damage such as fracture, buckle, or yield of continuity plate, yield or ductile deformation of web, full or partial depth fracture in web or doubler plate, severed column.

C. Incipient flange crack, flange tearout or divot, lamellar flange tearing, column splice failure, buckled flange, full or partial flange crack in or outside of heat affected zone. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-600.6: NO ALTERATIONS PERMITTED UNTIL BUILDING REPAIRED:

Once an inspection order has been served, buildings within the scope of this Section 9-1-7-600 may not be structurally altered, remodeled or added to without first complying with the provisions of this Section 9-1-7-600, unless the Building Official determines that the alteration is minor in nature. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-600.7: INSPECTION ORDER:

A. The Building Official shall issue a written inspection order to the record owner of each building within the scope of this Section 9-1-7-600 and shall also mail a copy to the person, if any, occupying or otherwise in real or apparent charge and control of the building.

B. The order shall be served either personally or by mail and shall contain:

1. The street address and legal description sufficient for identification of the building.

2. A statement that the Building Official has found the building to be within the scope of Section 9-1-7-600.

3. An order to prepare and submit to the Building Official a structural analysis and inspection report as required pursuant to Section 9-1-7-600.4.

4. A statement specifying the appeal rights of the owner as contained in Section 9-1-7-600.9.

C. The order shall be served and contents recorded in accordance with the provisions of Subsections (c), (d), (e), and (f) of Article 2 of this Code. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-600.8: REPAIR ORDER:

A. The Building Official shall issue a written repair order to the record owner of a damaged building directing the owner to repair any damage to the Welded Steel Moment Frame based on the structural analysis and nondestructive testing recommendations approved by the Building Official and shall mail a copy of such repair order to the person, if any, occupying or otherwise in real or apparent charge and control of the building.

B. The repair order shall be served either personally or by mail and shall contain:

1. The street address and legal description sufficient for identification of the building.

2. A statement that the Building Official has found the building to be within the scope of Section 9-1-7-600.9.

3. An order to secure permits, physically commence, and to complete all work necessary to meet the repair recommendations proposed in the approved structural analysis and inspection report.

4. A statement specifying the appeal rights of the owner as contained in Section 9-1-7-600.9.

C. The order shall be served and contents recorded in accordance with the provisions of Article 2 of this Code. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-600.9: APPEAL FROM ORDERS:

A. The owner may request that the Building Official reconsider the Building Official's determination that the building is within the scope of this Section 9-1-7-600 by submitting building plans to the Building Official that clearly establish that the building's structural systems and connections are not of welded steel moment frame design. Further, the owner may appeal the Building Official's determination that the building is within the scope of this Section 9-1-7-600 to the Board of Building and Fire Code Appeals. Reasons for a building's exemption from this Section 9-1-7-600 shall be limited to:

1. the building is not of welded steel moment frame design; or
2. construction of the building began after January 17, 1994.

Such appeal shall be filed within 60 calendar days from the service of the inspection order and shall clearly and concisely state the grounds for such appeal. Any materials that the appellant wishes considered by the Board shall be submitted to the Board 14 calendar days before the hearing. If no request for reconsideration and no appeal are filed within 30 days of the service of the inspection order, the building shall be considered to be within the scope of this Section 9-1-7-600.

B. Appeals or requests for modification from any other determinations, orders, or actions of the Building Official pursuant to this section shall be made in accordance with the procedures established in Section 9-1-1-112.4 of this Code. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-600.10: TIME EXTENSIONS:

An owner of a building may apply to the Board of Building and Fire Code Appeals for an extension of the time limits to submit a plan for repair to the building and obtain the necessary permits and the time limit to complete the repairs to the building. The Board may grant an applicant an extension of up to 12 months additional time to comply with these requirements provided the applicant has demonstrated a good faith effort to meet the requirements of this Section 9-1-7-600. A maximum of three such extensions may be granted for a total extension of up to three years. In no case, shall the time for completion of repairs exceed five

years from the service of the inspection order. [Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-7-600.11: ENFORCEMENT:

If an owner of a building subject to this Section 9-1-7-600 does not comply with any order issued by the Building Official pursuant to this section within any time limits set forth in this section, the Building Official may order the entire building vacated and that the building remain vacated until such order has been complied with. [Formerly Numbered Article 1, Division 4 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. 3519, eff. 6/26/99; Amended by Ord. No. 3797, eff. 12/3/10; 3604.]

14. Article 8 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Article 8 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

ARTICLE 8. SOLAR ENERGY REGULATION

9-1-8: ADOPTION OF 2012 UNIFORM SOLAR ENERGY CODE:

A. ADOPTION OF CODE

The Uniform Solar Energy Code, 2012 Edition, of the International Association of Plumbing and Mechanical Officials, which regulates the erection, installation, alteration, addition, repair, relocation, replacement, addition to, maintenance or use of solar energy systems is, with all its appendices and tables, except Table 104.5and Chapter 10, hereby adopted and by this reference made a part of this Code with the same force and effect as though set out herein in full and that such changes and modifications are reasonably necessary because of climatic, geographical, and topographical conditions which pertain to the City of Burbank as stated in Resolution No. 13-28,648 . Such changes and modifications are herein more particularly set forth in this article. The Uniform Solar Energy Code, 2012 Edition, is on file and open to public inspection in the office of the Building Division.

B. SHORT TITLE

Where the phrase "Uniform Solar Energy Code" or "Solar Energy Code" is used in this Code or in any other ordinance of the City such phrase shall be deemed and considered to refer and apply to the Uniform Solar Energy Code which is described and referred to in the preceding section, as the same is amended by this article.

C. APPLICABILITY TO GOVERNMENT BUILDINGS.

The provisions of this article shall apply to all buildings, structures, or land owned, operated, or controlled by any governmental entity or political subdivision, agency, or district thereof, but shall not apply to buildings, structures, or land exempted by the provisions of this Code.

D. NUMBERING OF CODE.

In order to provide consistency between this article and the provisions of the Uniform Solar Energy Code, the section, subsection, and paragraph numbers or designations of the Uniform Solar Energy Code shall be retained in this article and shall be preceded by the prefix "9-1-8-". Such prefix refers to this article and chapter of the Burbank Municipal Code.

E. SUBMITTAL OF PLANS PRIOR TO EFFECTIVE DATE OF CODE AMENDMENTS.

The provisions of this article shall not apply to submittals for building permits received prior to the effective date of the amendments to this Article. Submittals received prior to the effective date shall conform to the applicable codes in effect at the time of the submittal. "Submittal" is defined as the date of permit application filing in accordance with California Building Code Section 105.3.

F. WARNING AND DISCLAIMER.

The degree of protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Accidents and disasters can and will occur on rare occasions. Risks may be increased by man-made or natural causes. This article does not imply that work done pursuant to this article or occupations permitted by this article will be free from damages. This article shall not create liability on the part of the City, any officer or employee thereof, for any damages that result from reliance on this article or any administrative decision lawfully made thereunder. [Formerly Numbered Article 16 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. No. 2843; Formerly Numbered Section 22 51; Amended by Ord. No. 3797, eff. 12/3/10 (Enforcement Date: 1/1/11); 3604, 3519, 3423; 3299, 3091.]

9-1-8-102.1.1: APPLICATION OF OTHER CODES:

Where the reference "UPC" or "Uniform Plumbing Code" is referenced in the Uniform Solar Energy Code such reference shall be deemed and considered to refer and apply to the California Plumbing Code. Where the reference "UMC" or "Uniform Mechanical Code" is referenced in the Uniform Solar Energy Code such reference shall be deemed and considered to refer and apply to the California Mechanical Code. Where the reference "NEC" or "National Electrical Code" is referenced in the Uniform Solar Energy Code such reference shall be deemed and considered to refer and apply to the California Electrical Code. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-8-102.4.1: MODIFICATIONS:

Wherever there are practical difficulties involved in carrying out the provisions of this code, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-8-103.1: AUTHORITY HAVING JURISDICTION:

Section 203.0, Definitions, of the Uniform Solar Energy Code is amended to include:
Authority Having Jurisdiction. The definition of Authority Having Jurisdiction shall also include the "Building Official" or a duly authorized representative. "Building Official" shall be synonymous with the term" Assistant Community Development Director/Building Official" or "Building Director" or "Code Official" of the City.

9-1-8-103.3.1.1: TO WHOM PERMITS MAY BE ISSUED:

A. ISSUANCE TO STATE LICENSEES.
No permit shall be issued to any person doing any solar energy piping or equipment work regulated by the Uniform Solar Energy Code unless that person holds a valid, unexpired and unrevoked State license to do such work.

EXCEPTION:

Any permit required by this Code may be issued to any person to do any construction or work regulated by this Code in a dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings, in the event that any such person is a bona fide owner of any such dwelling and accessory buildings and quarters, and that the same are occupied by or designed to be occupied by said owner. [Formerly Numbered 7-1607 and Amended by Ord. No. 3733, eff. 12/21/07; Added by Ord. No. 2843; Formerly Numbered Section 22 57; Relocated by Ord. No. 3091, eff. 12/19/87; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-8-103.4.2: PLAN REVIEW FEES:

When plans or other data are required to be submitted by the Uniform Solar Energy Code a plan review fee shall be paid at the time of submitting plans and specifications for review.

The plan review fees specified in this subsection are separate fees from the permit fees specified in this subsection and are in addition to the permit fees.

When plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in the Burbank Fee Resolution. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-8-104.5: PERMIT FEES:

Section 104.5 of the Uniform Solar Energy Code is amended to read:
Fees shall be assessed in accordance with the provisions of this section and as set forth in the Burbank Fee Resolution. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-8-104.5.3: FEE REFUNDS:

Section 104.5.3 of the Uniform Solar Energy Code is amended to read:
Fee refunds shall be in accordance with the provisions of Section 9-1-1-109.6.2 of the Burbank Municipal Code. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-8-105.2.6: REINSPECTIONS:

Section 105.2.6 of the Uniform Solar Energy Code is amended to read:

A reinspection fee shall be permitted to be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when required corrections have not been made.

This provision is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for inspection or reinspection.

Reinspection fees shall be permitted to be assessed when 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 plans requiring approval of the Authority Having Jurisdiction.

To obtain reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the reinspection fee in accordance with the provisions of this section and as set forth in the Burbank Fee Resolution.

In instances where reinspection fees have been assesses, no additional inspection of the work will be performed until the required fees have been paid. [Added by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

9-1-8-107: BOARD OF APPEALS:

Section 107.0 of the Uniform Solar Energy Code is amended to read:
Any person, firm or corporation may register an appeal with the Board of Building and Fire Code Appeals in accordance with Section 9-1-1-112.4 of the Burbank Municipal Code.

9-1-8-302.2.1: ALTERNATE MATERIALS, DESIGN, TESTS AND METHODS OF CONSTRUCTION:

Section 302.2 of the Uniform Solar Energy Code is amended to include:
302.2.2 PEX. PEX is approved for use as an alternate material pursuant to California Plumbing Code Section301.2. [Added by Ord. No. 3797, eff. 12/3/10.]

15. Article 9 of Chapter 1 of Title 9 of the Burbank Municipal titled STANDARD URBAN STORM WATER AND URBAN RUNOFF MANAGEMENT PROGRAMS, remains as is presently numbered and is not being amended or modified by this ordinance.

16. Division 1 of Article 10 of Chapter 1 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Division 1 of Article 10 of Chapter 1 of Title 9 of the Burbank Municipal Code shall read as follows:

ARTICLE 10. ENVIRONMENTAL REGULATIONS

DIVISION 1. GREEN BUILDING AND SUSTAINABLE ARCHITECTURE

9-1-10: ADOPTION OF 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE:

A. ADOPTION OF CODE.
Title 24, Part 11, California Green Building Standards Code (CALGreen), is hereby adopted by the City of Burbank and made a part of this Code. Copies of said code and standards are on file in the office of Building Division and are available for public inspection.

B. DELETED FROM THE CODE.
The following provisions not adopted by the California Building Standards Commission and the Department of Housing and Community Development are hereby deleted from the California Green Building Standards Code (CALGreen), 2013 Edition: Sections 305 and 306 of Chapter 3; Appendix A4 Residential Voluntary Measures; and Appendix A5 Nonresidential Voluntary Measures. [Added by Ord. No. 3652; Amended by Ord. No. 3733; (Article 10, Division 1);

Deleted by Ord. No. 3797, eff. 12/3/10 and Amended by Ord. No. 3799, eff. 12/3/10.]

17. Division 2 of Article 10 of Chapter 1 of Title 9 of the Burbank Municipal Code, Sections 9-1-10-1013 and 9-1-10-1016 only of DIVERSION OF CONSTRUCTION AND DEMOLITION DEBRIS are amended to read as follows:

9-1-10-1013: REPORTING COMPLIANCE WITH WMP:

A. DOCUMENTATION.
No later than 90 days after the Final Inspection is approved by the City, which date may be extended if City provides Applicant with a letter confirming the extension, the Applicant shall submit to the Building Official documentation that it has met the Diversion Requirement for the project in the form of the Recycling Summary Report (RSR). The Diversion Requirement shall be that the applicant has diverted at least 50 percent of the total construction and demolition debris generated by the project via reuse or recycling. This RSR shall be approved by the Building Official if it includes all of the following:
1. Receipts from a licensed vendor or facility that collected or received each material showing the actual weight or volume of that material;
2. A copy of the previously approved WMP for the project adding the actual volume or weight of each material diverted and landfilled;
3. Any additional information the Applicant believes is relevant to determining its efforts to comply with this Division.

B. WEIGHING OF WASTES.
Applicant shall make reasonable efforts to ensure that all construction and demolition material is measured and recorded using the most accurate method of measurement available. To the extent practical, all construction and demolition material shall be weighed by measurement on scales in compliance with all regulatory requirements for accuracy and maintenance. For materials for which weighing is not practical due to small size or other considerations, a volumetric measurement shall be used. For conversion of volumetric measurements to weight, the applicant shall use the standardized conversion rates approved by the Building Official for this purpose. [Added by Ord. No. 3652, eff. 11/20/04; Formerly Numbered 7-2013 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10; 3720.]

9-1-10-1016: EXEMPT PROJECTS:

No Construction and Demolition Debris Security Deposit or a Waste Management Plan shall be required for any of the following:

A. Work for which a building permit or demolition permit is not required by this Code.

B. Residential additions and /or alterations that do not increase the building's conditioned area, volume or size.

C. Non-residential additions and / or alterations less than 500 square feet in area if the permit valuation is less than $200,000.

D. Projects for which only a plumbing permit, electrical permit, or mechanical permit is required.

E. Demolition or construction required to protect public health or safety in an emergency.

F. Projects which may technically fall within this Division, but due to special circumstances, Construction and Demolition debris are minimized as determined by the Building Official. [Added by Ord. No. 3720, eff. 6/2/07; Formerly Numbered 7-2016 and Amended by Ord. No. 3733, eff. 12/21/07; Amended by Ord. No. 3797, eff. 12/3/10.]

18. Article 1 of Chapter 2 of Title 9 of the Burbank Municipal Code is hereby repealed, provided however that such repeal shall not affect or excuse any violations of said section occurring prior to the effective date of this ordinance. A new Article 1 of Chapter 2 of Title 9 of the Burbank Municipal Code shall read as follows:

ARTICLE 1

9-2-100: ADOPTION OF 2013 CALIFORNIA FIRE CODE:
A. CALIFORNIA FIRE CODE AND UNIFORM FIRE CODE.

The California Fire Code, California Code of Regulations Title 24, Part 9 2013 Edition, compiled by the California Building Standards Commission based on 2013 International Fire Code, including the table of contents, all appendices, and the index, which prescribe regulations consistent with nationally recognized standard practices, safeguarding life, health, property and public welfare to a reasonable degree from the hazards of fire and explosion, save and except such other portions thereof as are hereinafter in this chapter deleted, modified, or amended, is hereby adopted and by the reference made a part of this code with the same force and effect as though set out herein in full. The California Fire Code, and all secondary codes referred to therein are on file and open to public inspection in the office of the Building Division and the Fire Department.

B. SPECIAL CLIMATIC, GEOGRAPHICAL AND TOPOGRAPHICAL CONDITIONS.
Certain areas of the City of Burbank are characterized by mountainous hillsides, heavy vegetation, and narrow streets. These conditions, combined with

Burbank's climate, exacerbate the potential for fires to spread and require certain amendments to the California Fire Code and Uniform Fire Code to ensure the safety of persons and property. In addition, certain modifications are required due to the fact that in many locations in the City, especially in the hillside, there are access and egress problems, which can make a timely emergency response more difficult.

Also, the City requires a higher degree of fire safety due to fact that the City is within an earthquake zone. In the event of an earthquake, numerous structures in the City could be seriously damaged and emergency response crews would not be available to respond to every incident immediately. Various amendments to the California Fire Code will ensure greater protection from fires which can occur (and if unchecked spread quickly due to the City's density and terrain) in an earthquake. In addition to hazards to structures and persons, the safe storage and disposal of hazardous material could be adversely affected by seismic activity. Similarly, the potential for leaks from storage tanks after a seismic event is great. The modifications will provide higher levels of safety for the public during and immediately after a major earthquake.

Finally, certain other amendments are required because the City is highly urbanized, has dense residential areas, and in some areas has very small residential lots. Furthermore, numerous residential areas are located in close proximity to non-residential uses, such as manufacturing, media and airport uses, all of which present special and unique hazards. The density of the City and the proximity of residential uses to other uses requires additional safeguards to protect life and property of the residents, employees and visitors of the City. The Council hereby finds that it is reasonably necessary to make certain changes or modifications in the California Fire Code as adopted by the California Building Standards Commission Based on 2013 International Fire Code, and that such changes and modifications are reasonably necessary because of climatic, geographical, and topographical conditions which pertain to the City of Burbank. Such changes and modifications are herein more particularly set forth in this chapter.

C. SHORT TITLE.
In this chapter and any ordinance or resolution of the City where the phrase "Fire Code" appears, such phrase shall be deemed to refer and apply to the California Fire Code which is described and referred to in the preceding section, as the same is amended by this chapter.

D. NUMBERING OF CODE.
In order to provide consistency between this article and the provisions of the California Fire Code the section, subsection, and paragraph numbers or designations of the California Fire Code shall be retained in this article and shall be preceded by the prefix "9-2-". The 9 refers to this Title and the number 2 refers to this Chapter. The subsequent numbers and decimal points are the

section and subsection designations used in or added to the California Fire Code. [Amended by Ord. No. 3798, eff. 12/3/10 (Enforcement Date: 1/1/11); 3734, 3605, 3518, 3424.]

9-2-104.4.1.1: FIRE PREVENTION BUREAU PERSONNEL AND POLICE:
Members of the Fire Department may act as peace officers only as permitted by Section 830.37 of the California Penal Code. All members of the Fire Department above the rank of captain at the rank of Captain and above; and all members of the Fire Prevention Bureau who are peace officers as defined in Section 830.37 of the Penal Code and members who have been designated by the Fire Code Official as arson investigators and who have satisfactorily completed the courses of training required by Section 832 of the Penal Code, are designated as peace officers for the purposes of Sections 171c, 171d, 12027, and 12031 of the Penal Code while engaged as members of an arson investigating unit, regularly employed and paid as such, in the detection and apprehension of persons who have violated or who are suspected of having violated any fire law, or while exclusively engaged in the enforcement of laws relating to fire prevention and fire suppression.

When requested to do so by the Fire Code Official, the Chief of Police is authorized to assign such available police officers as necessary to assist the fire department in enforcing the provisions of this code. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-104.9.1.1: APPEAL TO FIRE CODE OFFICIAL:
Whenever an Order or Notice issued or served under this Code is signed by a member of the fire department, the owner or occupant or other person served may appeal to the Fire Code Official within five (5) days from the time of service, exclusive of Saturdays, Sundays, or holidays. The Fire Code Official shall review such Order or Notice and render a decision within seven (7) days from the review or hearing of the appeal. The Fire Code Official may affirm or revoke the Notice or may extend the time fixed for compliance. Unless revoked, the Order of Notice shall remain in full force and effect and shall be complied with within the time originally fixed, or if an extension is granted, within the time prescribed in the extension. [Formerly Numbered 9-2-104.9.1 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-104.10.1.1: INVESTIGATIONS:
The Fire Department shall promptly investigate the cause, origin and circumstances of each and every fire occurring in the City involving loss of life or injury to person or destruction or damage to property. If it appears that such fire is of suspicious origin, the fire department is authorized to take immediate charge of all physical evidence relating to the cause of the fire and is authorized to pursue the investigation to its conclusion.

The Fire Department shall investigate the cause, origin and circumstances of unauthorized releases of hazardous materials. [Added by Ord. No. 3605, eff. 11/2/02; Amended by Ord. No. 3798, eff. 12/3/10; 3734.]

9-2-104.11.3.1: COST OF EMERGENCY RESPONSE:
Any person owning or maintaining any occupancy, premises, or vehicle subject to this Code, who negligently or intentionally causes a fire or fire hazard resulting in an appropriate emergency response, which had been previously ordered abated by the Fire Code Official, is liable for all costs of the emergency response to the incident, as set forth in the Burbank Fee Resolution. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-105.1.2.3: INSPECTION FEE:
Fire and life safety plan check permit fees (Form FD-4) cover three on-site inspections. When more than three inspections are required for the same inspection , an inspection fee will be charged as set forth in the Burbank Fee Resolution for each hour or portion of an hour required for additional inspections needed to gain compliance. Records of inspections and determination of billing hours will be completed by the inspector. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-105.2(a): PERMIT FEE EXEMPTIONS:

A. GOVERNMENT FEE EXEMPTION.

The City of Burbank, the County of Los Angeles, the Burbank Unified School District, and/or any department or office thereof are exempt from paying a permit fee for any activity, operation practice or function requiring a permit under Section 9-2-1-105 of the California Fire Code.

B. NON-PROFIT ORGANIZATION FEE EXEMPTIONS.

Any charitable, educational, religious, or other non-profit benevolent institution is exempt from paying a permit fee for the following activities, provided the net proceeds, if any, of such activity are to be used exclusively for charitable, educational, religious, benevolent, or civic purposes:

1. Carnivals and fairs.
2. Temporary placement of displays in a covered mall.
3. Parade floats. [Formerly Numbered 9-2-105.2.1.3 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-105.2(b): SELF-INSPECTION:

Self-inspection programs may be developed, implemented, and enforced as determined necessary by the Fire Code Official. Compliance with self-inspection program requirements, including completing and returning all forms within 30 days, shall be mandatory and subject to penalties for non-compliance. [Added by Ord. 3518, eff. 06/26/99; Formerly Numbered 9-2-105.2.2.1 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605.]

9-2-105.2.1: PERMIT FEES:

It shall be unlawful for any person, group, firm, or corporation to use a building or premises or engage in any activities for which a permit is required by this Code without first having obtained such permit. Permits are obtained from the Bureau of Fire Prevention. Any person required by this Code to have a permit shall apply for such permit, and shall pay a fee as designated in the Burbank Fee Resolution. Unless otherwise specified, such fee shall be paid annually on the first day of the month in which such permit application was first made. Failure to comply with this section shall be a misdemeanor. [Formerly Numbered 9-2-105.2.1.1 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-105.2.1.2: AUTOMATIC ADJUSTMENT OF FEES:

A. Fees and charges imposed pursuant to this chapter, as set forth in the Burbank Fee Resolution, shall be adjusted annually on the first day of July. This adjustment shall be calculated by multiplying each rate and fee by the Los Angeles/Riverside/Orange County, California Consumer Price Index (CPI) for all urban consumers of the preceding February and by dividing the result of said multiplication by the same index of February of the previous year, as reported by the CPI detail report, Bureau of Labor Statistics. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-105.3(a): CODE VIOLATION INSPECTION FEE:
When compliance for a code violation is not completed within three inspections, an inspection fee as set forth in the Burbank Fee Resolution shall be charged for each hour or any portion of an hour required for additional inspections needed to gain compliance. Records of inspections and determination of billing hours will be completed by the inspector. [Formerly Numbered 9-2-105.2.3.1 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 605, 3518, 3424.]
9-2-105.3.1.1: INVESTIGATION FEES: WORK WITHOUT A PERMIT:

A. INVESTIGATION.
Whenever any work, operation, or action for which a permit is required by this Code has commenced without first obtaining said permit, the work, operation, or action shall cease and a special investigation shall be made before a permit may be issued for such work.

B. FEE.
An investigation fee in an amount designated in the Burbank Fee Resolution, as may be amended by the Council from time to time, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-105.6(a): PERMIT REQUIRED:

A permit shall be obtained from the Bureau of Fire Prevention prior to engaging in the following activities, operations, practices or functions:

9-2-105.6.3.1: HELICOPTER OPERATIONS:

A permit is required for helicopter operations. Chapter 20 of the CFC 2013. [Formerly Numbered 9-2-105.6 and Amended by Ord. No. 3798, eff. 12/3/10; 3734.]

9-2-105.6.4.1: PARADE FLOATS:

A permit is required to use a parade float for public performance, presentation, spectacle, entertainment, or parade. See Chapter 3 of the CFC 2013 [Formerly Numbered 9-2-105.6 and Amended by Ord. No. 3798, eff. 12/3/10; 3734.]

9-2-105.6.5(a): CELLULOSE NITRATE STORAGE:

A permit is required to store or handle more than 25 pounds (11.3 kg) of cellulose nitrate plastic (pyroxylin) for the manufacturing or assembly of articles or parts of articles containing cellulose nitrate plastics (pyroxylin). See Chapter 306 of the CFC. [Formerly Numbered 9-2-105.6 and Amended by Ord. No. 3798, eff. 12/3/10; 3734.]

9-2-105.6.20.1: AUTOMATIC ADJUSTMENT FOR UNDERGROUND TANK FEES:

Fees and charges relating to underground tanks as designated in the Burbank Fee Resolution shall be updated and changed annually on the first day of July each year beginning January 1, 1991, by an adjustment as set forth in this section. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-105.6.20.2: ANNUAL ADJUSTMENT:
The annual adjustment shall be made by multiplying the underground tank related fees in the Burbank Fee Resolution by the Los Angeles/Riverside/Orange County, California Consumer Price Index (CPI) for all urban consumers of the preceding February and by dividing the result of said multiplication by the same index of the February of the previous year, as reported by the CPI detail report, Bureau of Labor Statistics. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-105.6.20.3: EXCEPTION: ACTION BY COUNCIL:
Nothing in this section shall prevent the Burbank City Council from making rate and fee adjustments greater or less than indicated by the above calculation. An automatic adjustment, as provided for in the fee resolution, shall not become

effective until the thirty-first (31st) day after the Fire Code Official has provided the Council with written notification of such adjustment. The Fire Code Official shall file with the City Clerk, a certification, in a form approved by the City Attorney, demonstrating compliance with this subsection. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-105.7.15. OTHER:

Any permit required by the Fire Code Official and not otherwise covered above. [Formerly Numbered 9-2-105.6 Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-108.1.1: BOARD OF BUILDING AND FIRE CODE APPEALS:

Any person aggrieved by a decision of the Fire Code Official pertaining to suitability of alternate materials, types of construction, or interpretation of the Fire Code may appeal to the Board of Building and Fire Code Appeals by filing a written notice with the Fire Code Official which must state briefly therein the grounds for appeal. The Fire Code Official decisions are not appealable where those decisions are clearly supported by the Code. The Fire Code Official shall fix a time and place for hearing such appeal within sixty (60) days from the date notice of appeal was filed and shall give not less than five (5) days' notice thereof to appellant and to each member of the Board. No notice of appeal shall be accepted unless the appellant first pays to the Fire Code Official the fee as designated in the Burbank Fee Resolution for filing such appeal. The decision of the Board shall be final and conclusive. Within seven (7) days thereafter, exclusive of Saturday, Sunday, and holidays, the Fire Code Official shall give notice of the decision to the appellant. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-110.4.1: WARNING SIGNS:
Whenever the Fire Code Official shall determine that warning signs are required in the protection of persons or property from injury due to unauthorized entry into fire or explosion damaged buildings, the Fire Code Official shall order such buildings adequately posted with signs reading, "DANGER FIRE-DAMAGED BUILDING, KEEP OUT." It shall be unlawful for any person to enter or remain within any such posted damaged building, except that the occupants/owners of the building or of any materials or equipment therein, their authorized representatives or invitees, public officers acting in the course of duty, and representatives of public or private utilities, shall be exempt from the provisions of this section. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-201.1: DEFINITIONS:

Note: The following definitions are in addition to those of Chapter 2 of the CFC 20102013. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-202-A:

APPROACH-DEPARTURE PATH: Is the flight path of the helicopter as it approaches or departs from the designated helicopter takeoff and landing area. The approach-departure path is measured from the edge of the takeoff and landing area and is a rising slope determined by a ratio of eight feet horizontal distance for every one foot of vertical height. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-206-E:

EMERGENCY HELISTOP: Is any helicopter takeoff and landing area designated for use in an emergency, such as firefighting, evacuation, or rescue operations. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-209-H:

HIGH-RISE BUILDING: Is a building having floors used for human occupancy located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access, as measured from the walking surface of the highest human occupied floor to the surface of the lowest fire department access road complying with Chapter 5 of the California Fire Code 2013.

EXCEPTIONS:

1. Hospitals as defined in Section 1250 of the Health and Safety Code.
2. Buildings used exclusively as open parking garages.
3. Buildings where all floors above 75 foot (22 860 mm) level are used exclusively as open parking garages.
4. Floors of buildings used exclusively as open parking garages and located above all other floors used for human occupancy.
5. Buildings such as power plants, lookout towers, steeples, grain houses, and similar structures with non-continuous human occupancy, when approved.
6. Buildings used exclusively for jails and prisons. (Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605; 3518.)

9-2-214-M:

MID-RISE BUILDING: Is a building having floors used for human occupancy located more than 35 feet (10 668 mm), but less than 75 feet (22 860 mm) above the lowest level of fire department vehicle access, as measured from the walking surface of the highest human occupied floor to the surface of the lowest fire department access road complying with Chapter 5 of the California Fire Code 20102013.

EXCEPTIONS: See the list of exceptions under High-Rise. (Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605; 3518.)
9-2-217-P:

PERIPHERAL AREA: Is an obstruction free (i.e., no intrusions into the approach-departure path) area adjacent to the takeoff and landing area serving as a safety zone. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-221-T:
TAKEOFF AND LANDING AREA: Is the designated area on the helicopter landing facility from which helicopter departures and approaches are intended to originate or terminate.

TEMPORARY LANDING SITE: Is any helicopter takeoff and landing area which is allowed, under a permit, for a limited time period, as approved by the Fire Code Official.

TOUCHDOWN PAD: Is the load bearing portion of the helicopter landing facility designated takeoff and landing area on which a helicopter may land. The touchdown pad is the same size as the takeoff and landing area. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-304.1.1.1: PREMISES MAINTENANCE:
All exterior property and premises, and the interior of every structure, shall be maintained in a clean and safe condition and kept free from any accumulation of rubbish or garbage. The interior shall be maintained so as not to impede the egress of occupants, endanger other structures because of excessive, improper, or unapproved fire loading or storage practices or endanger firefighters who respond to an emergency therein. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605; 3518.]

9-2-304.1.2.1: FIRE HAZARD REDUCTION IN MOUNTAIN FIRE ZONE:

A. General brush removal. Cut or uncut weeds, grass, vines, palm fronds, and other vegetation shall be removed as set forth herein. Additional areas may be requested to be cleared if determined by the Fire Code Official to be a fire hazard. When the Fire Code Official determines that total removal of growth is impractical due to size or environmental factors, approved fuel breaks shall be established. Designated areas shall be cleared of combustible vegetation to establish the fuel breaks.

B. Specific requirements. Each person who has any ownership or possessory interest in, or control of, a parcel of land shall:
1. Maintain CLEARANCE: 0 - 100 Feet

a. Remove from the property all dead trees, and maintain all weeds and other vegetation at a height of no more than three inches, except as otherwise provided therein, if such weeds or other vegetation are within 100 feet of a building or structure located on such property or on adjacent property. This requirement does not apply to the maintenance of trees, ornamental shrubbery, or plants which are used as ground cover provided such do not provide a ready fuel supply to augment the spread or intensity of a fire.

b. Native shrubs may remain provided such shrubs are trimmed up from the ground to one-third of their height, do not exceed 216 cubic feet in volume, are spaced at a distance of not less than three times their maximum diameter but not less than 18 feet from the edge of any other native shrub, building, or structure, and all dead wood and other combustible material within 18 feet of such shrubs are removed except as provided above.

c. Maintain trees which are 18 feet or more in height and are within 100 feet of any building or structure or within 10 feet of that portion of any highway, street, alley, or driveway which is improved or used for vehicle travel or other vehicular purposes, so that no leafy foliage, twigs, or branches are within six feet of the ground. Trees and shrubs less than 18 feet shall be trimmed up 1/3 of their height.

d. Remove any portion of a tree which extends within 10 feet of the outlet of a chimney or stovepipe.

e. Keep all trees, shrubs, and other growing vegetation or portions thereof adjacent to or overhanging any building or structure free of dead limbs, dead palm fronds, branches, and other combustible matter.

f. Maintain five feet of vertical clearance between roof surfaces and portions of trees overhanging any building or structure.

g. Remove dead palm fronds on all palm trees.

h. Maintain the roofs of all buildings or structures free of leaves, needles, twigs, and other combustible matter.

i. Maintain all weeds and other vegetation located within 10 feet of any combustible fence or an edge of that portion of any highway, street, alley, or driveway improved or used for vehicular travel or for other vehicular purposes at a height of not more than three inches. This shall not require the removal of trees, ornamental shrubbery, or plants which are used as ground cover, provided such do not provide a ready fuel supply to augment the spread or intensity of a fire, nor require the removal of native shrubs which meet the requirements set forth in section (b).

j. Maintain all landscape vegetation, including, but not limited to conifers (e.g., cedar, cypress, fir, juniper, and pine), eucalyptus, acacia, palm, and pampas grass in such a condition as not to provide an available fuel supply to augment the spread or intensity of a fire.

k. Remove and/or safely dispose of all cut vegetation and hazardous refuse.

l. Burbank Fire Department personnel may introduce greater protection levels in high danger areas. In cases where difficult terrain, danger, erosion or

unusual circumstances make compliance impractical, the Burbank Fire Department may suspend or adjust the requirements.

2. Maintain CLEARANCE: 100 - 200 Feet.
(Fuel Modification Zone):
An additional 100 feet of clearance measured from a building or structure located on such property or on adjacent property, is also required by the Fire Department for a total clearance of 200 feet. The native brush in this zone shall be reduced by 50 percent. Sumac clusters shall be reduced leopard spot style and meet the requirements outlined in section (b). The brush may be cut, chipped, or chopped to lay flat and may be left on the site to a maximum depth of 6". Clearance must conform to California Fair Plan Standards. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3636, 3605, 3518, 3424.]

9-2-304.1.2.1.2: ENFORCEMENT:

The Fire Code Official is authorized to administer and enforce the provisions of Sec.9-2-304.1.1.1. Property owners will be notified and provided reasonable time frames to comply. Failure to comply shall be a violation of the Code and may result in citation and or hazard abatement by the City's designated contractor at the property owner's expense. [Added by Ord. No. 3734, eff. 12/21/07; Amended by Ord. No. 3798, eff. 12/3/10; 3636.]

9-2-307.1.1.1: OPEN BURNING GENERAL:

The Fire Code Official is authorized to issue a permit for open burning only for the following purposes and subject to the provisions hereinafter set forth:
A. The prevention or removal of a fire hazard which cannot be abated by any other means, restricted to the hours of six (6) a.m. to twelve (12) noon of any day.
B. City lot burning crews operating under the authority of the Public Works Director.
C. The instruction of public employees in the methods of fighting fire.
D. On property used for commercial/industrial purposes for the instruction of employees in the methods of fighting fire.
E. For public or private gatherings under the legitimate sponsorship of civic, fraternal, religious, or other similar organizations.
F. Permits to burn must comply with regulations of the South Coast Air Quality Management District. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-307.1.1.2: STARLIGHT AMPHITHEATER - OPEN FLAMES AND BURNING PROHIBITED:

No person shall light a flame or cause the combustion of any flammable substance or matter at any time at or on the premises of the Starlight Amphitheater.

EXCEPTION: Areas which have been designated as approved for smoking by the Fire Code Official. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-315.1.1: CORRECTIVE ACTIONS:

The Fire Code Official may give notice to the owner of the property upon which conditions regulated by Section 315 of the CFC 2013 exist to correct such condition. If the owner fails to correct such condition, the Fire Code Official may cause the same to be done and make the expense of such correction a lien upon the property upon which such condition exists in the manner and under the procedures provided in Article 2 of Title 4 Chapter 2 of the Burbank Municipal Code. [Formerly Numbered 9-2-1-315.5 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-401.3.3.1: REPORTING EMERGENCIES:

In the event a fire occurs, a fire alarm is activated, or the discovery of a fire, smoke or unauthorized release of flammable or hazardous materials on any property occurs, the owner or occupant shall without delay report such condition to the Fire Department. [Formerly Numbered 9-2-401.3.1.1 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]
9-2-403.1(a)

When necessary for the preservation of life or property, the Fire Code Official is authorized to assign a Fire Safety Officer(s) (FSO) and/or fire apparatus equipment on a case by case basis.

9-2-504.3.1: HIGH-RISE AND MID-RISE BUILDINGS:

High-rise and mid-rise buildings shall be accessible on a minimum of two sides. Roadways shall not be less than 10 feet (3048 mm) or more than 35 feet (10 668 mm) from the building. Landscaping or other obstructions shall not be placed or maintained around structures in a manner so as to impair or impede accessibility for firefighting and rescue operations. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-504.3.1.2: HIGH-RISE AND MID-RISE STAIRSHAFT DOORS:

A. ACCESS.
All stair shaft doors at each building level shall provide access to the building for fire department use.

B. EXTERIOR ACCESS.
There shall be provided for Fire Department use at least one access door to one enclosed exit stair shaft that serves all building levels and the roof at the main entrance level outside the building.

C. OBSTRUCTIONS.
All enclosed exit stairways shall be continuous to each floor served in either direction and shall be without obstructions such as intervening doors and gates.

EXCEPTION: Approved barriers provided at the ground floor level to prevent persons traveling downward from accidentally continuing into the basement. In accordance with section 1022.8 of the 2013 Building Code. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-504.3.1.3: LOCKS:

Locking of enclosed exit stairshaft doors.
1. All enclosed exit stairshaft doors which are to be locked from the stairshaft side shall have the capability of being unlocked without unlatching, by all of the following methods:
1.1 A manual signal from the central fire control room.
1.2 The actuation of a fire alarm device.
1.3 Upon failure of electrical power.
2. When enclosed exit stairshaft doors are locked from the stairway side, an approved emergency communication system directly connected to the building control station, proprietary supervisory station, or other approved emergency location shall be available to the public and shall be provided at every fifth floor landing in each required enclosed exit stairshaft. [Formerly Numbered 9-2-504.3.1.6 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]
9-2-504.3.1.4: HIGH-RISE EMERGENCY HELICOPTER LANDING FACILITY:
Every high-rise building shall have an emergency helicopter landing facility located on the roof in an area approved by the Chief Fire Code Official. The roof structure shall be designed and constructed to support a minimum live load of ten thousand (10,000) pounds (4536 kg). Such landing facility shall be installed as required for Helistops in Article 24. [Formerly Numbered 9-2-504.7 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-504.5.1: HIGH-RISE AND MID-RISE ELEVATORS:

A. GENERAL.
In every bank of elevators, there shall be provided and available to the fire department, an elevator that opens on to each floor served by the individual bank. A bank of elevators is one or more elevator cars controlled by a common operating system, or where all elevator cars will respond to a single call button.

B. LOBBIES.
Elevators shall open into a lobby on all floors except the lowest terminal floor of building entry. Lobbies may serve more than one (1) elevator.
Lobbies shall be separated from the corridor by one (1) hour fire resistive construction with all openings protected by tight fitting twenty (20) minute door assemblies designed to close automatically upon activation of a detector which will respond to visible or invisible particles of combustion.
Lobbies shall also be separated from the remainder of the building as required for corridor walls and ceilings.

C. SIZE OF CAR.
1. Elevator cars assigned for fire department use shall have a height, recessed area, or removable ceiling which will make possible the carrying of a nine (9) foot (2743 mm) high ladder.
2. At least one elevator car assigned for fire department use and serving all floors shall be of a size that will accommodate a 24 inch (610 mm) by 85 inch (2159 mm) ambulance stretcher in the horizontal position, and have a clear door opening width of 42 inches (1067 mm). The elevator shall be identified with approved signs.

D. BREAKOUT PANELS OR WINDOWS REQUIRED.
In all high-rise and mid-rise buildings, approved breakout panels or tempered glass windows shall be provided in the exterior wall at the rate of at least twenty (20) square feet of opening per fifty (50) lineal feet of exterior wall in each story, distributed around the perimeter at not more than fifty (50) foot intervals. Such panels shall be clearly identified as required by the Fire Code Official. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-505.1(A): RESIDENTIAL BUILDING IDENTIFICATION:

A. STREET NUMBER.
All residential structures shall display a street number in a prominent position so that it shall be easily visible from the street. The numbers shall be at least four (4) inches in height, of a color contrasting to the background and located so they may be clearly seen and read. If the structure has rear vehicle access, numbers shall be placed there as well. The Fire or Police Departments may require the size of the numbers to be increased or provided in additional locations if the distance from or orientation to the street limits visibility.

B. PLOT PLAN.
At each entrance to a multiple-family dwelling complex of a private residential community which has ten (10) or more units, there shall be an illuminated diagrammatic representation (plot plan) of the complex which shows the location of the viewer and the building units within the complex. The diagrammatic representation shall be drawn to one-eighth (1/8) inch scale or larger and shall not be less than eight and one-half (8 1/2) inches by eleven (11) inches and shall have all weather-exposed surfaces treated to prevent damage from the sun, wind and rain.

C. IDENTIFYING FACTOR.
In multiple-family dwelling complexes which have ten (10) or more units, any building having separate identifying factor, other than the street number shall be clearly identified in the manner described in this article. Each individual unit of residence shall have a unit identifying number, letter or combination thereof displayed upon the door.

D. NUMBERING.
Buildings shall be numbered with the approval of the enforcing authority. This section shall not prevent supplementary numbering such as reflective numbers on the street curbs or decorative numbering but this shall be considered supplemental only and shall not satisfy the requirements of this section.

E. MAPS.
Maps of multiple-family dwelling complexes shall be furnished to the fire department upon completion of construction. The maps shall include building identification and unit identification. [Added by Ord. No. 3798, eff. 12/3/10.]

9-2-505.1(B): COMMERCIAL BUILDING IDENTIFICATION:
A. STREET NUMBER.
All commercial structures shall display a street number in a prominent position so that it shall be easily visible from the street. The numbers shall be at least six (6) inches in height, of a color contrasting to the background and located so they may be clearly seen and read. If the structure has rear vehicle access, numbers shall be placed there as well. The Fire or Police Departments may require the size of the numbers to be increased or provided in additional locations if the distance from or orientation to the street limits visibility.

B. IDENTIFYING FACTOR.
In commercial complexes, any building having a separate identifying factor, other than the street number shall be clearly identified in the manner described in this article. Each individual unit shall have a unit identifying number, letter or combination thereof displayed upon the door.

C. NUMBERING.
Buildings shall be numbered with the approval of the enforcing authority. The section shall not prevent supplementary numbering such as reflective numbers on street curbs or decorative numbering but this shall be considered supplemental only and shall not satisfy the requirements of this section.

D. MAPS.
Maps of commercial complexes shall be furnished to the fire department upon completion of construction. The maps shall include building identification and unit identification. [Added by Ord. No. 3798, eff. 12/3/10.]

9-2-505.1.1: PREMISES IDENTIFICATION:
Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and from the alley or rear access way to the property. Numbers/addresses on residential structures shall be at least four (4) inches (101.6 mm) in height with three-fourths (3/4) inch (19.1 mm) stroke. All other occupancies shall have numbers/addresses a minimum of six (6) inches (152.4 mm) in height with three-fourths (3/4) inches (19.1) stroke. All numbers/address shall contrast with their background. [Formerly Numbered 9-2-105.1.1 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-506.1(a): KEY BOXES FOR POLICE:

A. RESIDENTIAL DWELLINGS.
When access to or within a multiple-family dwelling or complex or private residential community is unduly difficult because of secured openings or where immediate access is necessary for lifesaving or police purposes, a key box is to be installed in an accessible location. The key box shall contain keys to allow access to security gates or doors as required by the Chief of Police.

B. OTHER BUILDINGS.
When access to or within a multi-occupancy building is unduly difficult because of secured openings or where immediate access is necessary for lifesaving or other police purposes, a key box may be required by the Fire Code Official of Police. [Added by Ord. No. 3798, eff. 12/3/10.]

9-2-603.6.5.1: SPARKS FROM CHIMNEYS:
Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be maintained with a spark arrester as required for incinerators by the Mechanical Code. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-903(a): GENERAL:

Automatic sprinkler systems shall comply with this section.

The codes and standards referenced in Title 9 Chapter 2 of the Burbank Municipal Code are considered part of the requirements of this code. Where in any specific case different sections of this code and Title 9 Chapter 2 of the Burbank Municipal Code specify different materials, methods or construction, or other requirements, the most restrictive shall govern. [Formerly Numbered 9-2-903 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-903.2(a): REQUIRED INSTALLATIONS:
An approved automatic fire sprinkler system shall be installed in all newly constructed occupancies.

EXCEPTION: Existing Group U Division 1 Occupancies, detached less than 500 square feet (4.5 m2).
For provisions on special hazards and hazardous materials, see Chapters 50 through 67 of the CFC 2013. [Formerly Numbered 9-2-903.2 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-903.2(b): SPECIAL PROVISIONS FOR ALL BUILDINGS:

An automatic sprinkler system shall be installed in the following areas of all buildings.
A. At the top of rubbish and linen chutes; in their terminal rooms and all trash enclosures Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.

B. In rooms where nitrate film is stored or handled.
EXCEPTION: When storage or handling of nitrate film is less than 50 pounds (22.7 kg)/10 standard rolls and stored in an approved cabinet. In protected combustible fiber storage vaults.

C. EXISTING BUILDINGS.
1. Additions.
If an addition to an existing building causes the total floor area of the entire building to exceed five thousand (5,000) square feet (464.5 m2), then said entire building shall be protected by an automatic fire sprinkler system. Area separation walls as set forth in the California Building Code shall not be used to reduce allowable floor area for automatic fire sprinkler requirements.
2. Alterations/Repairs.
Any alterations or repairs to an existing building, other than a Group R, that equal or exceed five thousand (5,000) square feet (464.5 m2), or wherein the costs of such alterations exceed twenty-five percent (25%) of the current replacement value of said building as determined by the most recent Building Valuation Data published by the International Conference of Building Officials (ICBO), then said entire building shall be protected by an automatic fire sprinkler system. All alterations or additions within any such twelve (12) consecutive month period that

singularly or in composite exceed said 25% of the current replacement value of said building as determined by the most recent Building Valuation Data published by ICBO, then said entire building shall be protected by an automatic fire sprinkler system.

3. R1 - Alterations/Repairs/Additions.

Any alterations or repairs to an existing Group R Division 1 Hotel, apartment, and lodging house, that within any twenty four (24) consecutive month period exceed fifty percent (50%) of the current replacement value of said building, as determined by the most recent Building Valuation Data published by International Conference of Building Officials (ICBO), then said entire building shall be protected by an automatic fire sprinkler system.

4. R3 - Alterations/Repairs.

Any alterations or repairs to an existing Group R Division 3 dwelling that within any twenty four (24) consecutive month period exceed seventy-five percent (75%) of the current replacement value of said building, as determined by the standards approved by the Fire Code Official, then said entire building shall be protected by an automatic fire sprinkler system.

5. Occupancy Change.

Existing and new sections of an existing building for which there is an occupancy classification change to a more restrictive or hazardous use, as determined by the Fire Code Official, shall be protected by an automatic fire sprinkler system. [Formerly Numbered 9-2-903.2.1 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-903.2.8.1: GROUP R OCCUPANCIES:

When a Group R occupancy is required to be protected by an automatic fire sprinkler system, the attic, basement or subterranean space, all restrooms/bathrooms, and attached garage shall be fully covered by such system. [Added by Ord. 3518, eff. 06/26/99; Formerly Numbered 9-2-903.2.7.1 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605.]

Exception: Where decided by the Fire Code Official; access to the attic, if the basement or subterranean space is restricted and non-accessible for storage or other use, automatic fire sprinklers shall not be required to be provided. HVAC or similar equipment may be enclosed from the remainder of the space with approved fire proof construction and sprinklers provided within the enclosure. The Fire Code Official shall have the authority to require or modify the set forth requirements of Section 9-2-903.2.8.1 on a case by case basis.

9-2-903.2.8.2: SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES:

The owner of a One-Family, Two-Family, or Manufactured Home shall be responsible for maintaining the fire sprinklers system in an operable condition at all times in accordance with the standards prescribed by the Burbank Fire

Department. [Added by Ord. No. 3605, eff. 11/2/02; Formerly Numbered 9-2-903.5.1 and Amended by Ord. No. 3798, eff. 12/3/10; 3734.]

9-2-903.4.2.1: SPRINKLER SYSTEM MONITORING AND ALARMS:

A. WHERE REQUIRED.
All Valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electronically monitored by a UL listed company unless otherwise approved by the Fire Code Official, where the number of sprinklers are twenty or more.

Valve monitoring and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station as defined by NFPA 72 and International Fire Codes and shall sound an audible signal at a constantly attended location.

EXCEPTION: Underground key or hub valves in roadway boxes provided by the municipality or public utility need not be monitored.

B. ALARMS.
An approved audible sprinkler flow alarm shall be provided on the exterior of the building in an approved location. Approved audible and visual sprinkler flow alarms for all occupancies, shall be provided throughout the structure building to notify all occupants. Actuation of the alarm shall be as set forth in NFPA 13 as adopted by California State Fire Marshal.

Exception: Group R Division 3 Occupancies

C. ALARM ACTIVATION - AUTOMATIC FIRE EXTINGUISHING SYSTEMS.
All Automatic Fire Extinguishing Systems shall provide an audible local alarm when activated. If the occupancy has a fire sprinkler alarm, fire alarm or water flow monitoring, the automatic fire extinguishing system shall be tied into said system. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]
9-2-905.3(a): MID-RISE AND HIGH RISE COMBINATION STANDPIPES:
Every mid-rise building shall be provided with an approved combined standpipe system. A combined standpipe system is one in which the water piping serves the required 2 1/2 inch (63.5 mm) outlets for fire department use and the outlets for the automatic fire sprinkler system. The combined standpipe system shall be capable of delivering not less than 500 gpm (1893 lpm) for the first standpipe plus 250 gpm (946 lpm) for each additional standpipe and the sprinkler demand need not be added. A residual pressure of 100psi at the topmost outlet of each standpipe shall be maintained. The maximum water supply need not exceed 1500 gpm (5678 lpm). Street water mains may be used as the supply and on-site water supplies are not required, unless the street water mains cannot supply the

demand. [Formerly Numbered 9-2-905.3 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-906.7.1: HANGING OF PORTABLE EXTINGUISHERS:

All portable fire extinguishers shall be installed on a positive latching bracket or within an enclosed cabinet, as approved by the Fire Code Official. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-907.1.1: COMPLIANCE WITH CODES:

All fire alarm systems shall comply with Title 4, Chapter 1, Article 6 of the Burbank Municipal Code, in addition to requirements of this Code, NFPA 72, the International Fire Codes and the National Electrical Code. [Formerly Numbered 9-2-907.1.4.5 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-907.2.1: GROUP B OFFICE BUILDINGS AND GROUP R, DIVISION 1 OCCUPANCIES 35 FEET OR MORE:

Group B office buildings and Group R, Division 1 Occupancies, each having floors used for human occupancy located more than 35 feet (10 668 mm) above the lowest level of fire department vehicle access, shall be provided with an automatic fire alarm system and a communication system in accordance with Section 508 of the CFC. [Formerly Numbered 9-2-907.2.2.1 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-907.2.10.3(a): LOCATIONS WITHIN EXISTING GROUP R OCCUPANCIES:

In dwelling units, not in compliance with smoke alarm requirements in effect prior to the adoption of this code, smoke alarms shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a smoke alarm shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke alarm shall be installed on the upper level, except that when the lower level contains a sleeping area, a smoke alarm shall be installed on each level. When sleeping rooms are on an upper level, the smoke alarm shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke alarms shall be installed in the hallway and in the adjacent room.

In hotel, lodging house, and congregate residence sleeping rooms, smoke alarms/detectors shall be located on the ceiling or wall of each sleeping room. [Added by Ord. No. 3518, eff. 06/26/99; Formerly Numbered 9-2-907.2.10.5.1.2 and Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605.]

9-2-912.3.1.2: POST INDICATOR VALVES:

Post indicator valves shall have the control wrench secured with a breakaway padlock. [Added by Ord. 3518, eff. 06/26/99; Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605.]

9-2-1008.1.3.5.1: TESTING:

Horizontal or vertical sliding and rolling fire doors shall be inspected and tested annually by the owner or the owner's authorized representative to check for proper operation and full closure. Resetting of the release mechanism shall be done in accordance with the manufacturer's written instructions. A written record shall be maintained and shall be available to the inspection authority. Every 5 years, testing of horizontal or vertical sliding, or rolling fire doors, shall be conducted in the presence of a fire official. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-1017.4.4: STUDIO AND STAGE EXIT PERIMETERS:

All studios and stages shall be provided with a clear, unobstructed aisle around the perimeter of not less than 48 inches (1219 mm) wide and a minimum of 84 inches (2134 mm) in height. Aisles shall provide access to exit doors, firefighting equipment and utility controls.
Such aisle shall be clearly marked with a minimum 4 inch (102 mm) wide stripe at the inside edge of the aisle. The total width of the stripe shall be within the required 48 inch (1219 mm) width. The words "FIRE AISLE" shall be painted in a contrasting color every 20 feet (6096 mm) within the perimeter. [Added by Ord. No. 3798, eff. 12/3/10.]

9-2-2007.9: HELIPORTS AND HELISTOPS:

A. GENERAL.
Heliports and helistops shall be maintained in accordance with this division. Heliports and helistops shall be constructed in accordance with the Building Code, this Code and Federal Aviation Administration (FAA) guidelines.

B. FEDERAL AVIATION ADMINISTRATION APPROVAL.
Before operating helicopters from heliports and helistops, approval must be obtained from the Federal Aviation Administration.

C. ROOFTOP FACILITIES.
Section 9-2-1108 through and including Section 9-2-1108.41 are minimum safety requirements for installation of rooftop helicopter landing facilities. Use of such facilities is limited to the loading or unloading of passengers or freight. Refueling or repairing of helicopters is prohibited except in an emergency.

D. APPROACH-DEPARTURE PATH.
The facility shall have two approach-departure paths with a 90 degree arc of separation between the two.

E. TOUCHDOWN PAD.
The touchdown or landing area for helicopters of less than 3,500 pounds (1588 kg) shall be a minimum of 20 feet (6096 mm) by 20 feet (6,096 mm) in size. The touchdown area shall be surrounded on all sides by a continuously maintained clear area having a minimum average width at roof level of 15 feet (4572 mm) but with no width less than 5 feet (1524 mm). The touchdown pad for an emergency helistop shall have a dimension of 50 feet (15 240 mm) by 50 feet (15 240 mm), and shall be designed for a minimum load of 10,000 pounds (4536 kg).

F. PERIPHERAL AREA.
The peripheral area (obstruction free safety zone) surrounding the takeoff and landing area touchdown pad shall be 25 feet (7620 mm) from the edge of the takeoff and landing area.

G. SAFETY NET.
If the touchdown pad is elevated above the adjoining roof level, a horizontally attached safety net shall be installed around the perimeter when required by the Fire Code Official. The safety net shall be located in such a manner that it will not penetrate the approach-departure paths.

H. WIND INDICATOR.
An approved lighted wind indicating device shall be installed and maintained.

I. MARKINGS.
Rooftop heliports and helistops shall be marked as required by the Federal Aviation Administration. Emergency heliports and helistops shall be marked in accordance with Figure No. 9-2-1108.4-A.

J. LIGHTING.
Approved amber boundary lights shall be provided to identify the touchdown pad area. Any auxiliary lights installed shall illuminate and be directed onto the touchdown pad only, and in such a manner that the light rays do not interfere with the pilot's vision.

K. ROOF WALL/FENCE.
A substantial fence or parapet wall shall be provided around the perimeter of the roof in such a manner that it does not project into the peripheral area or the takeoff and landing area or present a hazard to the safe operation of the helicopter. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.10: DEFINITIONS:
For definitions of APPROACH-DEPARTURE PATH; EMERGENCY HELISTOP; PERIPHERAL AREA; TAKEOFF AND LANDING AREA; TEMPORARY LANDING SITE; and TOUCHDOWN PAD, see 9-2-202-A Title 9 Chapter 2 of the Burbank Municipal Code. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.11: EXTINGUISHERS:

Two (2) fire extinguishers of a minimum 80BC rating each shall be provided, and installed as approved by the Fire Code Official.

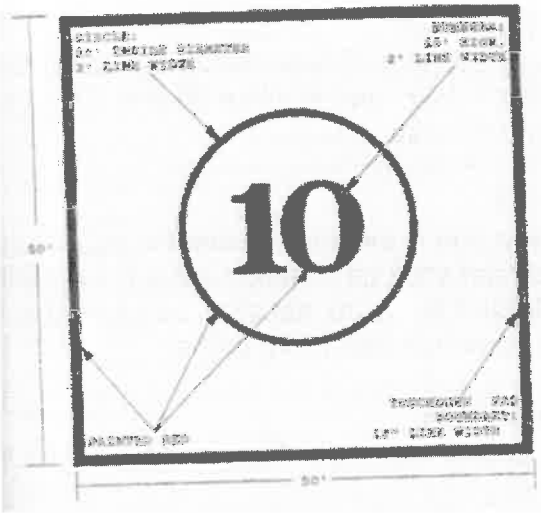

FIGURE NO. 9-2-1108.4-A
MARKINGS UTILIZING A SQUARE FOR A ROOF-TOP EMERGENCY HELICOPTER LANDING FACILITY
NOTES:
1. The touchdown pad background color shall be white.
2. The red numeral indicates the allowable weight, in thousands of pounds, that the facility is capable of supporting.
3. The numeral shall be oriented toward magnetic north.
4. Allowable weight shall not be in metric units.
5. Provide at least 10 feet (3 m) clearance from the edge marking to any object that could be struck by a helicopter's main or tail rotor. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.12: STANDPIPES:

Two (2) or more wet standpipes shall be provided and equipped with one and one-half (1 1/2) inch (38.1 mm) rubber lined fire hose, not over one hundred (100) feet (30 480 mm) in length. Hoses shall be equipped with combination fog nozzles. Sufficient pressure shall be available to provide a fog pattern. Hose cabinets or racks shall be located near the separate exits. Standpipe outlets shall

be so located that all portions of the Touchdown Pad shall be within one hundred twenty (120) feet (36 576 mm) of the outlet. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.13: STRUCTURAL DESIGN AND FUEL SPILLAGE:

Helicopter landing areas and supports therefore on the roof of a building shall be of noncombustible construction. Landing areas shall be designed and maintained to confine any Class I, II or III-A liquid spillage to the landing area itself and provision shall be made to drain such spillage away from any exit or stairway serving the helicopter landing area or from a structure housing such exit or stairway.

EXCEPTION: Emergency Heliports and helistops, as approved by the Fire Code Official. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.14: EXITS AND STAIRWAYS:
Exits and stairways from heliports and helistops shall comply with the provisions of chapter 10 of the Building Code, except that all landing areas located on buildings or structures shall have two or more exits. For roof areas less than 60 feet (18 288mm) in length or less than 2000 square feet (185.8 m2) in area, the second exit is allowed to be a fire escape or ladder leading to the floor below. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.15:COMMUNICATIONS:

An approved means of communication shall be provided adjacent to the landing area. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.16: GROUND LEVEL FACILITIES:

A. GENERAL.
Section 9-2-2007.9 through and including Section 9-2-2007.25 are minimum safety requirements for installation of ground level helicopter landing facilities. Use of such facilities is limited to the loading or unloading of passengers or freight. Refueling or repairing of helicopters at such facilities is prohibited except in an emergency.

B. APPROACH-DEPARTURE PATH.
The facility shall have two approach-departure paths with a 90 degree arc of separation between the two.

C. TOUCHDOWN PAD.
The touchdown pad shall have a dimension of 100 feet (30 480 mm) by 100 feet (30 480 mm). This area shall be clearly defined by means of a substantial barrier providing physical restraint to prohibit the entrance of unauthorized persons into

the landing area, and in such a manner that it does not project into the takeoff landing area or present a hazard to the safe operation of the helicopter.

D. WIND INDICATOR.
An approved, lighted wind indicating device shall be installed and maintained.

E. MARKINGS.
The helicopter landing facility shall be marked as required by the Federal Aviation Administration.

F. FUEL SPILLAGE.
Landing areas shall be designed and maintained to confine any Class I, II, or III-A liquid spillage to the landing area itself and provision shall be made to drain such spillage away from any exit serving the helicopter landing area.

G. LIGHTING.
Approved amber boundary lights shall be provided to identify the touchdown pad area. Any auxiliary lights installed shall illuminate and be directed onto the touchdown pad only, and in such a manner that the light rays do not interfere with the pilot's vision. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.17: FIRE PROTECTION:
[Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.18: EXTINGUISHERS:
Two (2) fire extinguishers of a minimum 80BC rating each shall be provided, and installed as approved by the Fire Code Official. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.19: STANDPIPES:
There shall be provided at least one (1), one and one-half (1 1/2) inch (38.1 mm) wet standpipe outlet equipped with one (1), one and one-half (1 1/2) inch (38.1 mm) rubber lined fire hose, not over one hundred (100) feet (30 480 mm) in length. Hoses shall be equipped with combination fog nozzles. Sufficient pressure shall be available to provide a fog pattern. Two (2) wet standpipe outlets, located remotely from each other, may be required as determined by the Fire Code Official. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.20: COMMUNICATIONS:

An approved means of communication shall be provided adjacent to the landing area. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.21: TEMPORARY LANDING SITES:

A. GENERAL.
Section 9-2-2007.9 through and including Section 9-2-2007.25 are minimum safety requirements for installation of temporary helicopter landing sites. Use of such facilities is limited to the loading or unloading of passengers or freight. Refueling or repairing of helicopters at such facilities is prohibited except in an emergency.

B. APPROACH-DEPARTURE PATH.
The facility shall have two approach-departure paths with a 90 degree arc of separation between the two.

C. TOUCHDOWN PAD.
The touchdown pad shall have a dimension of 100 feet (30 480 mm) by 100 feet (30 480 mm).

D. WIND INDICATOR.
An approved wind indicating device shall be installed and maintained. When used during darkness wind indicating device shall be lighted.

E. LIGHTING.
Approved amber boundary lights shall be provided to identify the touchdown pad area, when used during darkness. Any auxiliary lights installed shall illuminate and be directed onto the touchdown pad only, and in such a manner that the light rays do not interfere with the pilot's vision.

F. BARRIER.
A substantial physical barrier shall be provided to prohibit the entrance of unauthorized persons into the landing area, and in such a manner that it does not project into the takeoff landing area or present a hazard to the safe operation of the helicopter. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.22: FIRE PROTECTION:
[Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.23: EXTINGUISHERS:
Two (2) fire extinguishers of a minimum 80BC rating each shall be provided, and installed as approved by the Chief Fire Code Official. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-2007.24: HELICOPTER OPERATIONS PERMIT:
A. REQUIRED.
It shall be unlawful for any person, firm or corporation to conduct helicopter operations in, on or within 200 feet (60 980 mm) of any building, structure or the

ground without first having obtained a permit from the fire department. This section shall not apply to emergency operations by a governmental agency or other approved agency.

B. PLANS.
Applicant may be required to furnish plans or sketches of the proposed landing area showing touchdown area, distances from buildings, overhead adjacent wires, obstructions, etc.

C. OTHER AGENCIES.
Compliance with these requirements does not abrogate the requirements or instructions of other governmental agencies. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-1108.41: STANDBY PERSONNEL AND EQUIPMENT:
When necessary for the preservation of life or property, the Fire Code Official is authorized to require the attendance of standby personnel, and/or fire apparatus or equipment. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-1408.8: SITE SECURITY:

A six-foot (1829 mm) high fence as approved by the Fire Code Official shall be provided and maintained around the entire site. In addition a qualified fire guard may be required by the Fire Code Official. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]
9-2-2202.1.1: GENERAL:

EXCEPTION: The Fire Code Official is authorized to alter or impose additional regulations where such systems are located within buildings.
Notification shall be given to the Fire Code Official prior to abandonment, alteration, upgrade, or repair of any part of the pressure and suction delivery systems, including the dispenser. [Added by Ord. 3518, eff. 06/26/99; Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605.]
9-2-4804.2.1: STUDIO AND STAGE EXIT PERIMETERS:

All studios and stages shall be provided with a clear, unobstructed aisle around the perimeter of not less than 48 inches (1219 mm) wide and a minimum of 84 inches (2134 mm) in height. Aisles shall provide access to exit doors, firefighting equipment and utility controls.

Such aisle shall be clearly marked with a minimum 4 inch (102 mm) wide stripe at the inside edge of the aisle. The total width of the stripe shall be within the required 48 inch (1219 mm) width. The words "FIRE AISLE" shall be painted in a contrasting color every 20 feet (6096 mm) within the perimeter. [Added by Ord. No. 3798, eff. 12/3/10.]

9-2-5003.3.1.4(a): HAZARDOUS MATERIALS, RELEASE RESPONSE PLAN, INVENTORY:

The City, pursuant to Section 25502 of the California Health and Safety Code, shall be responsible for the implementation of Chapter 6.95 (commencing with Section 25500) of Division 20 of the California Health and Safety Code and shall have exclusive jurisdiction within the corporate boundaries of the City for the purpose of carrying out such chapter. The Fire Chief Fire Code Official, or the designee of the Fire Chief Fire Code Official, shall be responsible for the administration and enforcement of such chapter. All fees and charges of any kind necessary for the enforcement of such chapter shall be as designated in the Burbank Fee Resolution, as amended from time to time. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-5001.5.1(b): UNIFIED HAZARDOUS WASTE AND MATERIALS MANAGEMENT REGULATORY PROGRAM:

California Health and Safety Code Section 25404 establishes the Unified Hazardous Waste and Materials Management Regulatory Program requiring consolidation of six environmental programs jointly operated by the County of Los Angeles and the City of Burbank. On December 10, 1996, the Burbank City Council passed and adopted resolution number 24,929, approving an agreement and memorandum of understanding with the County of Los Angeles whereby the County will act as a Certified Unified Program Agency ("CUPA") for the City, and the City will be a participating agency. [Formerly Numbered 15-1-7902.6.0.1 and Amended by Ord. No. 3734, eff. 12/21/07; Formerly Numbered 9-2-2700 and Amended by Ord. No. 3798, eff. 12/3/10; 3605; 3518.]

9-2-5003.3.1.4(a): EMERGENCY RESPONSE EXPENSES:

The expenses of an emergency response necessary to protect the public or environment from a real and imminent threat due to a release of a Hazardous Material or substance as defined in this article or the California Health and Safety Code, as well as the cost of cleaning up and disposing of the hazardous materials shall be charged against any person, firm or corporation responsible thereof. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-5003.4.1: MATERIAL SAFETY DATA SHEETS:
Material Safety Data Sheets (MSDS) shall be readily available on the premises for hazardous materials regulated by this article. The Fire Code Official may require an approved Knox vault, when there is an acutely hazardous material or threshold quantities are met (55 gallons, 200 cubic feet, 500 pounds), to be installed in an approved location which shall contain MSDS sheets, site plans and emergency phone numbers as necessary for that facility. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-5608.1(a): PROHIBITION:

No person shall manufacture, possess, sell, or discharge fireworks. EXCEPTION: The use of fireworks for display is allowed as set forth in Section 3301 5608 of the CFC 2013. [Amended by Ord. No. 3798, eff. 12/3/10; 3734, 3605, 3518, 3424.]

9-2-5704.2.8.15(a): ACCESSWAY:

Each vault shall be accessible by at least one approved personnel accessway with a minimum dimension of 36 inches (914.4 mm) and with a permanently affixed nonferrous ladder. Accessways shall be designed to be nonsparking. Each entry point shall be secured against unauthorized entry. Travel distance from any point inside a vault to an accessway shall not exceed 20 feet (6096 mm). [Formerly Numbered 7902.1.10.5.6 and Amended by Ord. No. 3734, eff. 12/21/07; Amended by Ord. No. 3798, eff. 12/3/10; 3605.]

9-2-5704.2.8.15(b): ENTRY:

All entry into below grade vaults must be performed in a safe manner and in accordance with state and local confined space entry requirements or regulations. [Formerly Numbered 7902.1.10.5.6.1 and Amended by Ord. No. 3734, eff. 12/21/07; Amended by Ord. No. 3798, eff. 12/3/10; 3605.]

State law reference: As to fire protection generally, see H. & S. C. §§ 13100--et seq.

19. This Ordinance is categorically exempt under Section 15061(b)(3) of the State CEQA Guidelines in that it can be seen with certainty that there is no possibility the proposed Ordinance would have a significant effect on the environment.

20. Prior references in the Burbank Municipal Code to the former 2010 California Building Code with all its parts shall be construed to apply to the corresponding provisions of the new codes being proposed for adoption.

21. If any provision of this Ordinance or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end each phrase, section, sentence, or word is declared to be severable.

22. The City Clerk shall certify to the passage of this Ordinance and cause the City Attorney Synopsis of this Ordinance to be published once in a newspaper of general circulation within fourteen (14) days of adoption, published and circulated in the City of Burbank, California. The City Clerk shall insert the appropriate Council resolution number making the necessary findings for the building code amendments as applicable in this ordinance.

23. This Ordinance shall become effective at 12:01 a.m. January 1, 2014.

PASSED AND ADOPTED this 5th day of November, 2013.

s/Emily Gabel-Luddy
Emily Gabel-Luddy
Mayor of the City of Burbank

Attest:

s/Zizette Mullins
Zizette Mullins, City Clerk

Approved as to Form
Office of the City Attorney

By: s/Mary F. Riley
Mary F. Riley, Sr. Asst. City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF BURBANK)

I, Zizette Mullins, City Clerk of the City of Burbank, do hereby certify that the foregoing Ordinance No. 13-3,845 was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 5th day of November, 2013, by the following vote:

AYES: Council Members Bric, Talamantes and Gabel-Luddy.

NOES: Council Members Frutos and Gordon.

ABSENT: Council Members None.

I further certify that said Synopsis was published as required by law in a newspaper of general circulation in the City of Burbank, California on the 13th day of November, 2013.

s/Zizette Mullins
Zizette Mullins, City Clerk

RESOLUTION NO. 13-28,648

ATTEST:
DATE: 11-14-13
City Clerk
City of Burbank, California

A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK MAKING EXPRESS FINDINGS AND DETERMINATIONS THAT MODIFICATIONS TO THE 2013 CALIFORNIA BUILDING STANDARDS CODE ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL, OR TOPOGRAPHICAL CONDITIONS.

THE COUNCIL OF THE CITY OF BURBANK DOES FIND AND RESOLVES AS FOLLOWS:

1. Certain building standards and other related model codes are adopted by the State of California in the California Building Standards Code and become applicable in the City unless amended by the City pursuant to Health and Safety Code Section 17958.

2. Health and Safety Code Section 17958.5 authorizes the City Council to make reasonably necessary changes or modifications to the State adopted building codes, including the California Building Standards Code, based on local conditions.

3. The City of Burbank has determined and recommended that the modifications to the California Building Standards Code, 2013 Edition, contained herein, are reasonably necessary due to local conditions.

4. Health and Safety Code Section 17958.7 requires the City Council to make express findings of the necessity for modifications to the building standards contained in the California Building Standards Code, 2013 Edition.

5. Amendments reasonably necessary due to local climatic, geological or topographical conditions. In support of these modifications and changes, the City Council hereby expressly finds that the amendments and modifications to building standards contained in the 2013 California Building Code, the 2013 California Residential Code, the 2013 California Mechanical Code, the 2013 California Electrical Code, the 2013 California Plumbing Code, the 2013 California Fire Code; the 2013 California Existing Building Code, Cal Green Code ; as adopted by the City are reasonably necessary due to the following local climatic, geological or topographical conditions:

A. Climatic Conditions:

With respect to climate, Burbank experiences periods of high temperature accompanied by low humidity and high winds each year. Burbank also experience dry conditions, and

needs to manage and conserve water resources. These conditions create an extremely high fire risk and an environment in which available firefighting-resources may be limited, accordingly, structures need built-in fire protection. Therefore local amendments are necessary to provide an appropriate requirement for fire resistive construction in the City of Burbank.

B. Geological Conditions:

The City of Burbank is within California Building Code Seismic Zone 4. This is the highest risk for damaging earthquakes. Approximately 30 percent of the City of categorized as an "Active Fault Near-Source Zone" (ICBO, California Department of Conservation-Division of Mines and Geology). The Near-Source Zone is an area within two kilometers of an active fault (Class A or B) capable of producing a major earthquake. The Verdugo Fault and the Hollywood Fault are the near-source influences for the City (both are Class B faults). A Near-Source Zone is subject to the largest and most damaging ground acceleration and velocity produced in a seismic event. The resulting structural damage in a near-source zone is generally severe.

The 1994 Northridge Earthquake caused considerable damage to buildings and structures located in the City of Burbank. Experts expect a massive earthquake on one of the faults under the City within the next 30 years and several earthquakes similar in intensity to the Northridge Earthquake during that same period.

The damage to buildings could expose occupants of these buildings to a potential life-safety risk in future earthquakes, and the City of Burbank must protect its population and property and enforce the Building Code so as to provide effective protection to all its citizens. .Recent earthquakes, including the 1994 Northridge event, have demonstrated the deficiencies in the structural performance of reinforced concrete wall and/or reinforced masonry wall buildings with flexible diaphragms. The 2013 California Building Code contained revisions to the seismic requirements for new construction, but it did not address the existing "legal nonconforming" buildings.

Pre-1976 UBC reinforced concrete wall and/or reinforced masonry wall buildings with flexible diaphragms are considered potentially hazardous and prone to significant damage, including possible roof collapse, in moderate to major earthquakes. These buildings may lack adequate strength in the anchorage system of the wall to the roof and floor diaphragms.

The purpose of certain amendments is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on reinforced concrete wall and/or reinforced masonry wall buildings with flexible diaphragms designed under the building codes in effect prior to the adoption of the 1976 UBC. Such buildings have been categorized, based on past earthquakes, as being potentially hazardous and prone to significant damage, including possible collapse, in a moderate to major earthquake.

Studies have been conducted on the earthquake damage by structural engineers from numerous state and city agencies and the Structural Engineers Association of Southern California (SEAOSC). These engineers have determined that welded steel moment frame buildings located in earthquake-damaged areas were severely impacted by the Northridge Earthquake and its aftershocks. Certain amendments will provide a higher level of safety for the public during and immediately after a major earthquake. Specifically some of these amendments are designed to prevent fires, girder/roof collapse, collapse from excessive deflections, failure of sheer walls, chimney failure, and structural damage to design elements, diaphragms, and concrete footings

C.. Topographical Conditions:

Certain areas in the City of Burbank are characterized by mountainous hillsides, heavy vegetation and narrow streets. These topographical conditions exacerbate the potential for fires and other hazards to persons and property. Many streets in the hillside are forced to have cul-de-sacs and/or winding roads and thereby delay and/or deter emergency services response. The public health and welfare would be served by making modifications to the State codes to address these local conditions.

The City of Burbank is an owner of open space in the Burbank Hills, and chaparral and other vegetation are allowed to grow naturally in some of these areas. Over the years, this chaparral and other vegetation become dry and highly combustible. Therefore, local amendments are necessary.

Certain other amendments related to building materials and specifications are required due to the fact that the City is highly urbanized, has dense residential areas and in some areas has very small residential lots. Furthermore, numerous residential areas are located in close proximity to non-residential uses, including manufacturing, media and airport uses, all of which present special and unique hazards. The density of the City and the proximity of residential uses to other uses require additional safeguards to protect life and property of the citizens, employees and visitors of the City.

6. Specific Amendments and References to Findings.

Local climatic, geographic and topographic conditions impact fire prevention efforts, and the frequency, spread, acceleration, intensity and size of fire involving buildings in this community. Further they impact potential damage to all structures from earthquake and subsequent fire. Therefore, it is found to be reasonably necessary that provisions of the California Building Standards Code be modified to mitigate the effects of the above conditions.

California Health and Safety Code Section 17958.7 requires that the modification or change be expressly marked and identified as to which each finding refers Therefore, the City Council finds that the following table attached hereto as Exhibit A, incorporated herein by this reference, sets forth the 2013 California Building and related Code provisions constituting building standards that have been modified pursuant to

Ordinance No. 13-3,845 and the associated local climate, geological, and topographic conditions described in section 5 above. supporting modification..

7. The City Clerk shall certify the adoption of this Resolution and the building Official shall forward a certified copy of same and Ordinance No. 13-3.845 to the California Building standards commission.

PASSED and ADOPTED this 22nd day of October, 2013.

Emily Gabel-Luddy
Mayor of the City of Burbank

Attest:

Zizette Mullins, City Clerk

Approved as to Form
Office of the City Attorney

By: _____
Mary F. Riley, Sr. Asst. City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF BURBANK)

I, Zizette Mullins, City Clerk of the City of Burbank, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by a vote of the Council of the City of Burbank at its regular meeting held on the 22nd day of October, 2013, by the following vote:

AYES: Council Members Bric, Talamantes and Gabel-Luddy.

NOES: Council Members Frutos and Gordon.

ABSENT: Council Members None.

Zizette Mullins, City Clerk

Resolution Exhibit A

City of Burbank: Summary of Local Amendments in the Burbank Municipal Code (BMC) to 2013 California Building Standards Code

BMC Section	Amended CBSC Section	BMC Section Title	Findings	Reason for Amendment
		Part 2 – California Building Code		
9-1-1	n/a	Adoption of 2013 California Building Code	Administrative	Reference to code adoption
9-1-1-101.1	101.1	Title	Administrative	Insert "City of Burbank"
9-1-1-101.4.4	101.4.4	Property Maintenance	Administrative	As there is no *California Property Maintenance Code*, amend to refer to *International Property Maintenance Code*
9-1-1-105.2	105.2	Work Exempt from Permit	Administrative	Addition of City standards
9-1-1-105.3.3	105.3	Fees for Copies	Administrative	Add section title
9-1-1-105.3.3.1	105.3.3.1	Fees for File Copies of Plans	Administrative	Reference to Burbank Fee Schedule for copy fees
9-1-1-105.3.3.2	105.3.3.2	Fees for Reproduction of File Copies of Plans	Administrative	Reference to Burbank Fee Schedule for copy fees
9-1-1-105.3.4	105.3.4	To Whom a Permit May Be Issued	Administrative	Clarification of permit issuance requirements
9-1-1-105.6.1	105.6.1	Appeal of Revocation or Suspension	Administrative	Addition of City administrative procedures
9-1-1-105.8	105	Construction Hours	Administrative	Addition of City requirements
9-1-1-107.3.2	107.3.2	Previous Approvals	Administrative	Addition of City requirements
9-1-1-109.2	109.2.	Schedule of Fees	Administrative	Section title
9-1-1-109.2.1	109.2.1	Fees	Administrative	Reference to Burbank Fee Schedule
-1-1-109.2.2	109.2.2	Exemption from Fees	Administrative	Reference to Burbank Fee Schedule
9-1-1-109.6	109.6	Refunds	Administrative	Establishment of refund policy
9-1-1-109.6.1	109.6	Plan Check Fees	Administrative	Establishment of refund policy
9-1-1-109.6.2	109.6	Permit Fees	Administrative	Establishment of refund policy
9-1-1-110.3.1.1	110.3.1	Setback Certification Required	Administrative	Addition of City Zoning requirements
9-1-1-111.3	111.3	Temporary Occupancy	Administrative	Section title
9-1-1-111.3.1	111.3	Temporary Use and Occupancy	Administrative	Addition of TCO policy
9-1-1-111.3.2	111.3	Application for Temporary Certificate of Occupancy	Administrative	Clarification of TCO application procedures
9-1-1-111.3.3	111.3	Fees and Bond	Administrative	Clarification of TCO procedure

Resolution Exhibit A

BMC Section	Amended CBSC Section	BMC Section Title	Findings	Reason for Amendment
				and reference to Burbank Fee Schedule
9-1-1-111.3.4	111.3	Time Limitation of Temporary Certificate of Occupancy	Administrative	Establishment of TCO time limit
9-1-1-113.3	113.3	Board Member Qualifications	Administrative	Reference to City's established appeals board process
9-1-1-113.4	113	Board of Building and Fire Code Appeals – Notice of Appeal	Administrative	Reference to City's established appeals board process
9-1-1-202	202	Definition of Building Official	Administrative	Expands the definition of Building Official to be consistent with City designation
9-1-1-310.8	310	Building Security	Administrative	Section title
9-1-1-310.8.1	310	General Requirements	Administrative	Addition of residential security requirements
9-1-1-310.8.2	310	Doors	Administrative	Addition of residential security requirements
9-1-1-310.8.3	310	Windows	Administrative	Addition of residential security requirements
9-1-1-310.8.4	310	Basement Hatchways	Administrative	Addition of residential security requirements
9-1-1-406.3.1.1	406.3	Clear Height – Private Garages and Carports	Administrative	Addition of Zoning standards
9-1-1-406.3.6	406.3	Porte Cochere	Administrative	Clarification of fire-resistive requirements for porte cocheres as provided in the Zoning Code
9-1-1-705.3.1	705.3	Building on Contiguous Lots	Administrative	Addition of legal requirements
9-1-1-701A.1.1	701A.1	Establishment of the Burbank Fire Hazard Severity Zone	Topographic/ Climatic	Establishment of the Burbank Fire Hazard Severity Zone to provide additional protections for people and property
9-1-1-705A.2.1	705A.2	Class A Roof Covering	Topographic/ Climatic	Addition of City Fire Hazard Severity Zone requirements
9-1-1-705A.4.1	705A.4	Roof Gutters and Downspouts	Topographic/ Climatic	Addition of City Fire Hazard Severity Zone requirements
9-1-1-706A	706A	Vents	Topographic/ Climatic	Section title
9-1-1-706A.2	706A.2	Requirements	Topographic/	Addition of Fire Hazard Severity

Resolution Exhibit A

BMC Section	Amended CBSC Section	BMC Section Title	Findings	Reason for Amendment
			Climatic	Zone Requirements
9-1-1-901.1.1	901.1	Fire Protection Systems – Burbank Municipal Code	Administrative	Reference to City Fire Code standards in the BMC
9-1-1-1207.1	1207.1	Purpose and Scope – Sound Transmission	Administrative	Section title
9-1-1-1207.4	12071	Alternate Sound Transmission Control Assemblies for New Single-Family Dwellings	Administrative	Addition of City land use standards
9-1-1-1404.3.3	1403.3	Wood Shake and Wood Shingle Exterior Wall Covering	Topographic/ Climatic	Section title
9-1-1-1404.3.3.1	1403.3	Wood Shakes and Shingles Prohibited	Topographic/ Climatic	Addition of City fire safety requirements
9-1-1-1404.3.3.2	1403.3	Existing Wood Exterior Repairs	Topographic/ Climatic	Addition of City fire safety requirements
9-1-1-1406.2	1406.2	Combustible Wall Coverings	Topographic/ Climatic	Addition of City fire safety requirements
9-1-1-1411	n/a	Sandblasting	Administrative	Section title
9-1-1-1411.1	1410	Dry Sandblasting	Administrative	Addition of City regulations
9-1-1-1411.2	1410	Use of Canvas	Administrative	Addition of City regulations
9-1-1-1411.3	1410	Stoppage of Work	Administrative	Addition of City regulations
9-1-1-1411.4	1410	Pollution and Discharge Runoff	Administrative	Addition of City regulations
9-1-1-1501.1.1	1501.1	Wood Roofs Prohibited	Topographic/ Climatic	Addition of City fire safety requirements
9-1-1-1507.8	1507.8	Wood Shingles	Topographic/ Climatic	Addition of City fire safety requirements
9-1-1-1507.9	1507.9	Wood Shakes	Topographic/ Climatic	Addition of City fire safety requirements
9-1-1-1510.3	1510.3(2)	Recovery Versus Replacement	Topographic/ Climatic	Addition of City fire safety requirements
9-1-1-1510.4	1510.4	Roof Recovering	Topographic/ Climatic	Addition of City fire safety requirements
9-1-1-1612.3	1612.3	Establishment of Flood Hazard Areas	Administrative	Insertion of City flood hazard area information
9-1-1-2703	2703	Public Safety UHF Radio Amplification System	Administrative	Addition of City requirements for public safety radio systems
9-1-1-2901.2	2901	Public Facilities at Gasoline Service Stations	Administrative	Addition of City Zoning Code requirements

Resolution Exhibit A

BMC Section	Amended CBSC Section	BMC Section Title	Findings	Reason for Amendment
9-1-1-3109.7	3109	Swimming Pools – Nearness to Electrical Wires	Administrative	Reference to additional City Utility requirements
9-1-1-3203	3203	Building on Public Easement Prohibited	Administrative	Addition of City legal requirements
9-1-1-3302.4	3302	Construction Fencing	Administrative	Addition of additional City safeguard requirements
9-1-1-3305	3305	Sanitary and Garbage Facilities	Administrative	Addition of additional City safeguard requirements
9-1-1-3305.1	3305	Facilities Required	Administrative	Addition of additional City sanitation requirements
9-1-1-3305.2	3305	Garbage Containers	Administrative	Addition of additional City sanitation requirements
9-1-1-3410.2	3410	Permits for Moved Structures	Administrative	Title. Addition of City procedures and requirements
9-1-1-3410.2.1	3410	Scope	Administrative	Addition of City procedures and requirements
9-1-1-3410.2.2	3410	Permit to Move Building	Administrative	Addition of City procedures and requirements
9-1-1-3410.2.3	3410	Application for Permit	Administrative	Reference to California Building Code Section 105.3
9-1-1-3410.2.4	3410	Construction Documents	Administrative	Reference to California Building Code Section 106
9-1-1-3410.2.5	3410	Fees and Bond	Administrative	Reference to Burbank Fee Schedule and City requirements
9-1-1-3410.2.6	3410	Inspections	Administrative	Reference to California Building Code Section 110
9-1-1-3410.2.7	3410	Board of Appeals	Administrative	Reference to BMC appeals requirements
9-1-1-3410.2.8	3410	Interference Unlawful	Administrative	Addition of City procedures
9-1-1-3410.2.9	3410	Redevelopment Project Areas	Administrative	Specification of City requirements
9-1-1-C105	C105	(Appendix C) Commercial Stables	Administrative/ Topographic/ Climatic	Addition of City fire safety and Zoning requirements for commercial stables
9-1-1-G101.5	G101	(Appendix G) Flood Resistant Construction – Warning and Disclaimer or Liability	Administrative	Addition of City legal requirements
9-1-1-G102.2	G102.2	(Appendix G) Establishment of Floor Hazard Area	Administrative	Insertion of code effective date

Resolution Exhibit A

BMC Section	Amended CBSC Section	BMC Section Title	Findings	Reason for Amendment
9-1-1-G103.9	G103	(Appendix G) Duties and Responsibilities of the Floodplain Administrator	Administrative	Section title
9-1-1-G103.9.1	G103	(Appendix G) Definition – Floodplain Administrator	Administrative	Identifies Public Works Director as Floodplain Administrator
9-1-1-G103.9.2	G103	(Appendix G) Duties – Floodplain Administrator	Administrative	Expands definition of Floodplain Administrator
9-1-1-H101.1.1	H101.1	(Appendix H) Zoning Code Sign Regulations	Administrative	Adds reference to City Zoning requirements
9-1-1-H101.2	H101.2	(Appendix H) Signs Exempt from Permits	Administrative	Adds reference to City Zoning requirements
9-1-1-J104.5	J104.5	(Appendix J) Fees, Bonds and Insurance – Excavation and Grading	Administrative	Reference to Burbank Fee Schedule and addition of City legal and procedural requirements
9-1-1-J105.3	J105	(Appendix J) Construction Site Maintenance – Excavation and Grading	Administrative	Reference to City construction site maintenance requirements in the BMC
9-1-1-J110.3	J110	(Appendix J) Maintenance of Protective Devices – Excavation and Grading	Administrative	Addition of City excavation and grading standards
		Part 2.5 California Residential Code		
9-1-5	n/a	Adoption of the 2013 California Residential Code and Amendments	Administrative	Code adoption reference
9-1-R101.1	R101.1	Title	Administrative	Insert "City of Burbank"
9-1-R105.2	R105.2	Work Exempt from Permit	Administrative	Addition of City standards
9-1-R109.1.1.1	R109.1.1	Surveys	Administrative	Addition of Zoning requirement
9-1-R112.3	R112.3	Board Member Qualifications	Administrative	Add reference to City's established appeals process
9-1-R202	R202	Definition of Building Official	Administrative	Expands definition of Building Official to be consistent with BMC designation.
9-1-R301.2	R301.2	Climatic and Geographic Design Criteria	Administrative	Insert local design conditions into table
9-1-R309.1.1	R309.1	Clear Height – Private Garages and Carports	Administrative	Addition of City Zoning requirements
9-1-R327.6.2	R327.6.2	Vent Requirements	Topographic/ Climatic	Addition of City fire safety requirements

Resolution Exhibit A

BMC Section	Amended CBSC Section	BMC Section Title	Findings	Reason for Amendment
9-1-R703.5	R703.5	Wood Shakes and Shingles	Topographic/ Climatic	Addition of City fire safety requirements
9-1-R806.1.1	R806.1	Gabel End or Dormer Attic Vents	Topographic/ Climatic	Addition of City fire safety requirements
9-1-R806.5	R806.5	Unvented Attic Assemblies	Topographic/ Climatic	Addition of City fire safety requirements
9-1-R902.2	R902.2	Fire-Retardant-Treated Shingles and Shakes	Topographic/ Climatic	Addition of City fire safety requirements
9-1-R905.7	R905.7	Wood Shingles	Topographic/ Climatic	Addition of City fire safety requirements
9-1-R905.8	R905.8	Wood Shakes	Topographic/ Climatic	Addition of City fire safety requirements
9-1-R907.1	R907.1	Reroofing	Topographic/ Climatic	Addition of City fire safety requirements
9-1-R907.4	R907.4	Roof Recovering	Topographic/ Climatic	Addition of City fire safety requirements
		Part 4 - California Mechanical Code		
9-1-4	n/a	Adoption of 2010 California Mechanical Code	Administrative	Code adoption reference
9-1-4-106	106.0	Powers and Duties of the Authority Having Jurisdiction	Administrative	Section title
9-1-4-106.1.1	108.1	General	Administrative	Designates Building Official as authority having jurisdiction and expands definition to include City classification
9-1-4-113	114.0	Permit Issuance	Administrative	Section title
9-1-4-113.1.1	114.1	Issuance to State Licensees	Administrative	Addition of City permit requirements
9-1-4-114	114.0	Fees	Administrative	Section title
9-1-4-114.1	114.1	General	Administrative	Reference to Burbank Fee Schedule
9-1-4-114.2	114.2	Permit Fees	Administrative	Reference to Burbank Fee Schedule
9-1-4-114.3	114.3	Plan Review Fees	Administrative	Reference to Burbank Fee Schedule
9-1-4-312.8	312	Other Plumbing Connections	Administrative	Add reference to California Plumbing Code requirements

Resolution Exhibit A

BMC Section	Amended CBSC Section	BMC Section Title	Findings	Reason for Amendment
		Part 5 – California Electrical Code		
9-1-5	n/a	Adoption of the 2013 California Electrical Code and Disclaimer	Administrative	Code adoption reference
9-1-5-90.7.1	90.7	Listing of Equipment	Administrative	Clarifies listing requirement
9-1-5-300.5	300.5	Concrete Encasement of Secondary Feeders	Administrative	Addition of City electrical requirements
9-1-5-80.2	80.2 Annex H	Annex H Definitions (Authority Having Jurisdiction)	Administrative	Designates Building Official as authority having jurisdiction and refers to City classifications
9-1-5-80.15	80.15 Annex H	Annex H Board of Appeals	Administrative	Adds reference to appeal procedures
9-1-5-80.19	80.19 Annex H	Annex H Permits and Approvals	Administrative	Clarifies permit requirements and refers to Burbank Fee Schedule
9-1-5.80.23	80.23 Annex H	Annex H Method of Service and Notice	Administrative	Clarifies code enforcement procedure
9-1-5-80.23(B)	80.28 Annex H	Annex H Penalties	Administrative	Insert reference to California Building Code
9-1-5-80.35	Annex H	Annex H Effective Date	Administrative	Insert effective date
		Part 6 – California Plumbing Code		
9-1-6	n/a	Adoption of 2013 California Plumbing Code	Administrative	Code adoption reference
9-1-6-1.1.3.3	1.1.3	Expanded Scope for CALGreen Requirements	Administrative	Addition of reference to CALGreen
9-1-6-102	102.0	Powers and Duties of the Authority Having Jurisdiction	Administrative	Section title
9-1-6-102.1.1	102.1	General	Administrative	Designates Building Official as authority having jurisdiction and refers to City classifications
9-1-6-103.1.3.1	103.1.3	Licensing	Administrative	Addition of City permit requirements
9-1-6-103.1.3.2	103.1.3	Qualifications of Plumbers	Administrative	Addition of City permit requirements
9-1-6-103.4	103.4	Fees	Administrative	Section title
9-1-6-103.4.1	103.4	Permit Fees	Administrative	Reference to Burbank Fee Schedule
9-1-6-103.4.2	103.4	Plan Review Fees	Administrative	Reference to Burbank Fee Schedule
9-1-6-308.1.1	308.1	Exposed Plumbing	Administrative	Addition of City standards

Resolution Exhibit A

BMC Section	Amended CBSC Section	BMC Section Title	Findings	Reason for Amendment
9-1-6-403.0	403.0	Water-Conserving Fixtures and Fittings	Climatic/ Administrative	Adds reference to CALGreen water requirements
9-1-6-403.9	403.9	Restroom Aerators	Climatic	Addition of local water conservation requirements
		Part 10 – California Existing Building Code		
9-1-7-100	n/a	Adoption of Code (Title 24, Part 10, of the California Building Code, 2013 Edition)	Administrative/ Geographic	Code adoption reference for City seismic safety regulations
		Part 11 – CALGreen		
9-1-10	n/a	Adoption of 2013 California Green Building Standards Code	Administrative	Code adoption reference
9-1-10-1010 through 1017	4.408, 5.408	Division 2: Diversion of Construction and Demolition Debris	Climatic/ Administrative	Carryover of existing City debris diversion ordinance to address local environmental conditions

BMC Section	Amended CFC Section	CFC Section Title	Findings	Reason for Amendment
		Chapter 2 – 2013 California Fire Code		
9-2-101.1	101.1	Adoption of 2013 California Fire Code	Administrative	Reference to Code Adoption
9-2-109.4	109.4	Violation Penalties	Administrative	Specify Type of Offense
9-2-109.4	109.4	Violation Penalties	Administrative	Specify Amount of fine
9-2-109.4	109.4	Violation Penalties	Administrative	Specify Type number of imprisonment days
9-2-111.4	111.4	Failure to Comply	Administrative	Specify Amount of fine
9-2-111.4	111.4	Failure to Comply	Administrative	Specify Amount of fine not to exceed
9-2-903.2 (a)	903.2	Automatic Sprinkler Systems Where Required	Administrative	Clarify requirement in all new construction Except Group U Division 1 Occupancies
9-2-903.2.8.2	903.2		Administrative	Clarify location of fire sprinklers in Group R Occupancies
9-2-903.4.2.1	903.4.1	Monitoring	Administrative	Clarify the type of alarms required