

BUILDING STANDARDS COMMISSION

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



February 24, 2014

Renee Meriaux
Deputy Building Official
City of Hidden Hills
601 Carmen Drive
Camarillo, CA 93010

RE: Ordinance #347

Dear Ms. Meriaux:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on February 11, 2014.

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Enrique M. Rodriguez".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

2/6/14

California Building Standards Commission
2525 Natomas Park Dr., Suite 120
Sacramento, California 95833

2014 FEB 11 PM 1:02
CALIFORNIA BUILDING
STANDARDS COMMISSION

RE: City of Hidden Hills, Building Ordinance

Mr. Dave Walls:

The City of Hidden Hills has adopted the current Building, Plumbing, Mechanical and Electrical, and Existing Building Codes of the State of California.

The City of Hidden Hills has recommended changes and modifications to the Codes and have advised that certain said changes and modifications to the 2013 Editions of the California Building and Electrical Codes are reasonably necessary due to local conditions in the City of and have further advised that the remainder of said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code or are reasonably necessary to safeguard life and property within the City of Hidden Hills.

The enclosed City Ordinance is for your files.
If additional information is desired please telephone this office at (805) 388-5395

Sincerely,



Renee Meriaux
Deputy Building Official
City Of Hidden Hills

CITY OF CAMARILLO
BUILDING & SAFETY
301 CARMEN DRIVE
CAMARILLO, CA 93010

ORDINANCE NO. 347

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS ADOPTING BY REFERENCE PART 2 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, COMPRISING THE 2013 CALIFORNIA BUILDING CODE; PART 2.5 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, COMPRISING THE 2013 CALIFORNIA RESIDENTIAL CODE; PART 3 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, COMPRISING THE 2013 CALIFORNIA ELECTRICAL CODE; PART 4 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, COMPRISING THE 2013 CALIFORNIA MECHANICAL CODE; PART 5 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, COMPRISING THE 2013 CALIFORNIA PLUMBING CODE; PART 11 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, COMPRISING THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2012 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND AMENDING TITLE 5 OF THE HIDDEN HILLS MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Article A (General Building Standards Provisions) of Chapter 5 (Building Standards) of Title 5 (Land Use) of the Hidden Hills Municipal Code is amended in its entirety to read as follows:

“CHAPTER 5

BUILDING STANDARDS

ARTICLE A. GENERAL BUILDING STANDARDS PROVISIONS

SECTION:

- 5-5A-1: Rules of Precedence
- 5-5A-2: Plan Review by Fire Department
- 5-5A-3: Violations and Penalties

5-5A-1 **RULES OF PRECEDENCE:** In the event two (2) or more provisions of any Building, Plumbing, Mechanical, Electrical, Residential, Green Building Standards, Housing or Administrative Codes of the City are found to be in conflict, the following rules of precedence shall apply:

A. Local amendments of the City set forth in ordinances of the City shall control over amendments of the State set out in Title 24 of the *California Building Code of Regulations* and

included in the *California Building Standards Code* and shall also control over the provisions of the *International Code* as published by the International Code Council or other code-writing organization.

B. Amendments of the State set out in Title 24 of the California Code of Regulations and included in the *California Building Standards Code* shall control over the provisions of the *International Code* as published by the International Code Council or other code-writing organization.

5-5A-2: PLAN REVIEW BY FIRE DEPARTMENT: Building Official shall refer construction plans for review by the Fire Department where the proposed construction consists of new buildings or additions exceeding two thousand (2,000) square feet. The Fire Department shall impose access and water availability requirements otherwise reserved for Fire Zone #4.

5-5A-3: VIOLATIONS AND PENALTIES.

A. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any land, building or structure, building service equipment, machine or equipment, or cause or permit the same to be done, in violation of the Building Code of the City, the Plumbing Code of the City, the Mechanical Code of the City, the Electrical Code of the City, the Housing Code of the City, the Administrative Code of the City, or the Dangerous Buildings Code of the City (collectively, the "Technical Codes"). Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the Technical Codes is committed, continued, or permitted.

B. No person shall remove, deface, alter, or obstruct from view a posted notice of the Building Official, or his or her authorized representative, when such notice constitutes a stop work order or a warning of substandard or hazardous conditions or prohibits or restricts the occupancy or use of a building, structure, or building service equipment regulated by the Technical Codes.

C. Every violation of the Technical Codes shall be deemed a misdemeanor, punishable as set forth in Section 1-5-1(A) of this Code."

Section 2. Article B (Building Code) of Chapter 5 (Building Standards) of Title 5 (Land Use) of the Hidden Hills Municipal Code is amended in its entirety to read as follows:

"CHAPTER 5

BUILDING STANDARDS

ARTICLE B. BUILDING CODE

SECTION:

- 5-5B-1: Building Code Adopted
- 5-5B-2: Building Code Administrative Provisions
- 5-5B-3: Roof Coverings
- 5-5B-4: Foundations on Expansive Soil
- 5-5B-5: Barriers for Swimming Pools, Spas and Hot Tubs
- 5-5B-6: Excavation and Grading
- 5-5B-7: Public Works
- 5-5B-8: Maintenance of Right-of-Way Improvements and Public Works on Private Property

5-5B-1: **BUILDING CODE ADOPTED.** Except as hereinafter provided, the California Building Code, 2013 Edition (Part 2, Title 24, California Code of Regulations), which incorporates and amends the International Building Code, 2012 Edition, published by the International Code Council, including Appendix, C, I, and J, is hereby adopted by reference as the Building Code of the City of Hidden Hills. A copy of the Building Code of the City shall be maintained in the office of the City Clerk, and shall be made available for public inspection while the Code is in force.

5-5B-2: **BUILDING CODE ADMINISTRATIVE PROVISIONS.** Except as hereinafter provided, Chapter 1 Division II Scope and Administration, of the California Building Code 2013 Edition, published by the International Code Conference, is hereby adopted by reference as the Administrative Code of the City of Hidden Hills. A copy of the California Building Code, Chapter 1 Division II, 2013 Edition shall be maintained in the Office of the Building Official while this code is in force. The administrative provisions governing the Building Code of the City shall be as set forth in Article G of this Chapter. Violation and penalty provisions shall be as set forth in Section 5-5A-3 of this Chapter.

5-5B-3: ROOF COVERINGS.

- a. Subsections 1505.1.1, 1505.1.2 and 1505.1.3 of Section 1505 FIRE CLASSIFICATION of Chapter 15 of the Building Code are hereby deleted in their entirety.
- b. Section 1513 is hereby added to Chapter 15 of the Building Code to read:
"SECTION 1513 ROOF COVERINGS
Roof coverings for all buildings shall be Class A (having satisfied the fifteen-year weathering test and certified as such by Underwriting Laboratories or an equivalent recognized testing agency) except that no wooden shakes or shingles, treated or untreated, shall be permitted. The roof-covering assembly includes the roof deck, underlayment, insulation and covering which is assigned a roof-covering classification."

5-5B-4: Section 1808.10 is added to the Building Code to read:

"1808.10 Foundations on Expansive Soil. When there is a lack of a soils report, foundations shall be designed for expansive soil. Foundation systems on expansive soil shall be constructed in a manner that will minimize damage to the structure from movement of the soil. Slab-on-grade and mat-type footings for buildings located on expansive soils may be designed in accordance with the provisions of Building Code Chapter 18, Section 1805 or such other engineering design based upon geotechnical recommendation as approved by the building official. For residential-type building, where such an approved method of construction is not provided, foundations and floor slabs shall comply with the following requirements:

1. Depth of foundations below the natural and finish grades shall be not less than 24 inches for exterior and 18 inches for interior foundations.

2. Exterior walls and interior bearing walls shall be supported on continuous foundations.

3. Foundations shall be reinforced with at least two continuous one-half-inch diameter deformed reinforcing bars. One bar shall be placed within four inches of the bottom of the foundation and one within four inches of the top of the foundation.

4. Concrete floor slabs on grade shall be cast on a four-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least three and one-half inches thick and shall be reinforced with welded wire mesh or deformed reinforcing bars. Welded wire mesh shall have a cross-sectional area of not less than five-hundredths square inch per foot each way. Reinforcing bars shall have a diameter of not less than three-eighths inch and be spaced at intervals not exceeding 24 inches each way.

5. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to casting the concrete."

5-5B-5: Section 3109 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES of Chapter 31 of the Building Code is amended as follows:

- a. Section 3109.2 of the Building Code is amended by adding a new definition of "Barrier", and revising the definition of "Swimming Pools" to read as follows:

“Barrier. A fence, wall, building wall or combination thereof that completely surrounds the swimming pool and obstructs access to the swimming pool.”

“Swimming Pools. Any body of water created by artificial means which is designed, intended for use, or used, for swimming or immersion purposes, which has a water depth exceeding eighteen (18) inches. The term “pool” includes swimming pools, spas, hot tubs, above and below ground, and vinyl-lined pools; “pool” does not include plumbing fixtures such as bathtubs nor does it apply to man-made lakes, reservoirs, farm ponds, or ponds used primarily for public park purposes, water conservation purposes, irrigation purposes or for the watering of livestock.”

- b. Section 3109.4, *Exception*, of the Building Code is deleted in its entirety.
- c. Section 3109.4.1 of the Building Code is amended to read as follows:

“3109.4.1 Barrier Height and Clearances. The top of the barrier shall be at least sixty (60) inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two (2) inches measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four (4) inches.”

- d. Section 3109.4.1.7 of the Building Code is amended to read as follows:

“3109.4.1.7 Gates. Access gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self latching device and shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use. Release mechanisms shall be in accordance with Sections 1008.1.9 and 1109.13. Where release mechanisms of the self-latching device are located less than sixty (60) inches above grade measured on the side of the barrier that faces away from the swimming pool, the release mechanism shall be located on the pool side of the gate at least three (3) inches below the top of the gate and the gate barrier shall have no opening greater than one-half (1/2) inch within eighteen (18) inches of the release mechanism.”

5-5B-6: EXCAVATION AND GRADING. Appendix J of the Building Code is amended as follows:

- a. Section J103 is amended to read:

"SECTION 3 PERMITS REQUIRED

J103.1 Permits Required. Except as specified in Section J103.2 of this code, no person may do any grading without first having obtained a grading permit from the building official.

J103.2 Exempt Work. A grading permit is not required for the following:

1. When approved by the building official, grading in an isolated, self-contained area if there is no danger to private or public property.
2. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This does not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than 5 feet (1524 mm) after the completion of such structure.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or tunnels or utilities.
6. Mining, quarrying, excavating, processing or stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
7. Exploratory excavations under the direction of soil engineers or engineering geologists.
8. An excavation that (1) is less than two feet (610 mm) in depth or (2) does not create a cut slope greater than five feet (1524 mm) in height and steeper than one unit vertical in 1.5 units horizontal (66.7% slope).
9. A fill less than one foot (305 mm) in depth and placed on natural terrain with a slope flatter than one unit vertical in five units horizontal (20% slope), or less than three feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage course.

Exemption from the permit requirements of this chapter must not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other laws or ordinances of this jurisdiction.

- b. Section **J109** is amended to read:

"SECTION J109 DRAINAGE AND TERRACING

J109.1 General. The drainage structures and devices required by this

chapter shall conform to the provisions of this Section as well as recognized principles of hydraulics.

J109.2 Disposal. Drainage facilities shall be designed to carry surface waters to an approved disposal area.

J109.3 Site Drainage. Grading building sites (building pads) shall have a minimum slope of two percent toward a public street or drainage structure approved to receive storm waters. A lesser slope may be approved by the Building Official for sites graded in relatively flat terrain, or where special drainage provisions are made, when he or she finds such modification will not result in unfavorable drainage conditions.

The grading shall provide for drainage around proposed buildings and their appurtenances.

J109.4 Drainage Terraces Required. The requirements for drainage terraces shall apply to all cut or fill slopes steeper than three horizontal to one vertical. For slopes not steeper than three horizontal to one vertical, the Building Official may require a drainage and terrace design to be submitted. Suitable access to permit proper cleaning and maintenance shall be provided for all drainage terraces. Cut or fill slopes more than 30 feet in height shall be provided with terraces at vertical intervals not exceeding 25 feet except that where only one terrace is required, it shall be at midheight. Such terraces shall be not less than 8 feet in width (measured horizontally from the outside edge). When the total slope height exceeds 100 feet, one terrace near midheight shall be not less than 20 feet in width (measured horizontally from the outside edge). In lieu of the above, for cut and fill slopes greater than 120 feet in height, the applicant may submit a drainage and terrace design by a civil engineer to be approved by the Building Official.

J109.5 Drainage Terraces Construction. Drainage terraces shall have a longitudinal grade of not less than five percent nor more than twelve percent and a minimum depth of one foot at the flow line. There shall be no reduction in grade along the direction of flow unless the velocity of flow is such that slope debris will remain in suspension on the reduced grade. Such terraces shall be paved with concrete not less than 3 inches thick reinforced with 6-inch by 6-inch No. 10 by No. 10 welded wire fabric or equivalent reinforcing centered in the concrete slab. Drainage terraces exceeding 8 feet in width need only be so paved for a width of 8 feet provided such pavement provides a paved channel at least 1 foot in depth. Downdrains or drainage outlets shall be provided at approximately 300-foot intervals along the drainage terrace or at equivalent locations. Downdrains and drainage outlets shall be of approved materials and of adequate capacity to convey the intercepted waters to the point of disposal.

J109.6 Overflow Protection. Berms, swales or other devices shall be provided at the top of cut or fill slopes to prevent surface waters from overflowing onto and damaging the face of the slope. Gutters or other special drainage controls shall be provided where the proximity of runoff from buildings or other structures is such as to pose a potential hazard to slope integrity.

Swales used for slope protection shall conform with Section J109.2. Berms used for slope protection shall be not less than 12 inches above the level of the pad and shall slope back at least 4 feet from the top of the slope.

J109.7 Subsurface Drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

J109.8 Interceptor Drains. Paved interceptor drains shall be installed along the top of all cut slopes where the height of the cut is greater than 5 feet measured vertically. Interceptor drains shall be paved with a minimum of 3 inches of concrete or gunite and reinforced as required for drainage terraces. They shall have a minimum depth of 12 inches and a minimum paved width of 30 inches measured horizontally across the drain. The slope of the drain shall be approved by the Building Official."

c. Section J110 is amended to read:

"SECTION J110 EROSION CONTROL

J110.1 Slopes. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control must consist of effective planting as described elsewhere in this Section, or other devices satisfactory to the Building Official.

J110.2 Planting. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or ground cover plants. Slopes exceeding 15 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers; or trees, spaced at not to exceed 20 feet on centers; or a combination of shrubs and trees at equivalent spacings, in addition to the grass or groundcover plants. The plants selected and planting methods used shall be suitable for the soil and climate conditions of the site and in accordance with standard specifications on file in the office of the City Engineer.

Planting need not be provided for cut slopes rocky in character and not subject to damage by erosion or any slopes protected against erosion damage by other methods when such methods have been specifically recommended by a soil

engineer, engineering geologist, or equivalent authority and found to offer erosion protection equal to that provided by the planting specified in this Section.

Plant material shall be selected which will produce a coverage of permanent planting effectively controlling erosion. Consideration shall be given to deep rooted plant material needing limited watering, to low maintenance during the lifetime of the project, to high root to shoot ratio (weight of above ground parts versus root system), wind susceptibility and fire-retardant characteristics.

J110.3 Irrigation. Slopes required to be planted by Section J110.1 and J110.2 shall be provided with an approved system of irrigation, designed to cover all portions of the slope and plans therefore shall be submitted and approved prior to installation. A functional test of the system may be required.

For slopes less than 20 feet in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet is necessary for irrigation.

The requirements for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or equivalent authority that because of the type of plants selected, the planting methods used, and the soil and climatic conditions at the site, an irrigation system will not be necessary for the maintenance of the slope planting.

J110.4 Plans and Specifications. Planting and irrigation plans shall be submitted for slopes required to be planted and irrigated by Section J110.1 and J110.2. Except as waived by the Building Official for minor grading, the plans for slopes 20 feet or more in vertical height shall be prepared and signed by a civil engineer or landscape architect.

J110.5 Rodent Control. Fill slopes steeper than two horizontal to one vertical within a grading project located adjacent to undeveloped and unoccupied land determined by the Agricultural Commissioner to be infested by burrowing rodents shall be protected from potential slope damage by an effective program of rodent control.

J110.6 Condition on Release of Security. The planting and irrigation systems required by this Section shall be installed as soon as practical after rough grading. Prior to final approval of grading and before the release of the grading security, the planting shall be well established and growing on the slopes and, where required by Section J110.5, there shall be evidence of an effective rodent control program.

J110.7 Other Devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion."

d. Sections **J113** and **J114** are added to the Building Code to read:

"SECTION J113 PROHIBITED USES OF BUILDING SITES

J113.1 Flood Hazard.

a. Buildings are not permitted in an area determined by the City Engineer to be subject to flood hazard by reason of inundation, overflow or erosion, or where the placement of a building or other structures (including walls and fences) on the building site is such that water or mud flow will be a hazard to buildings on adjacent property. Subject to the conditions of paragraph b of this section, this prohibition shall not apply when provision is made to eliminate such hazard to the satisfaction of the Building Official by providing adequate drainage facilities by protective walls, suitable fill raising the floor level of the building, a combination of these methods, or by other means. The Building Official, in the application of this section, shall enforce, as a minimum, the current Federal Flood Plain Management Regulations defined in Title 44, Code of Federal Regulations, Section 60.3.

b. A person shall not perform work for which a building or grading permit is required within the boundaries of an established floodway, as determined by the City Engineer, if such work increases the flood hazard to adjacent properties by either increasing the capital flood water surface elevation, deflecting flows or increasing bank erosion. Such work may be performed within an established floodway, and a building or grading permit therefore may be issued, where provisions are made to the satisfaction of the City Engineer to avoid such an increase in the flood hazard.

c. The Los Angeles County Flood Control District shall act as a consultant to the City Engineer in permit matters relating to flood control and flood hazard identification, avoidance and mitigation in all areas defined on maps furnished to the Engineer. The District shall provide the City Engineer with maps delineating areas subject to flood, mud and debris hazards. The maps shall be prepared by the District, shall be based on the best currently available information, and shall be updated at least annually. The City Engineer shall consult with the District with respect to work requiring a building or grading permit in the hazard areas delineated on the maps. The District shall prepare written reports of its examination of each building or grading permit application for work in the hazard areas as delineated on the maps. The reports shall be considered by the City Engineer in acting upon the application. The action upon the application shall be supported in writing. The District shall also act as a

consultant whenever the City Engineer proposes to establish by ordinance floodways and water surface elevations regulating the locations of such proposed work.

J113.2 Geologic Hazard.

a. No building or grading permit shall be issued under the provisions of this Code when the Building Official finds that property outside the site of the proposed work could be damaged by activation or acceleration of a geologically hazardous condition and such activation or acceleration could be attributed to the proposed work on, or change in use of, the site for which the permit is requested. For the purpose of this section, geologically hazardous condition does not include the hazard of surface displacement due to earthquake faults.

b. Work requiring a building or grading permit by this Code is not permitted in an area determined by the City Engineer to be subject to hazard from landslide, settlement or slippage. These hazards include those from loose debris, slopewash and the potential for mud flows from natural slopes or graded slopes. For the purpose of this section, landslide, settlement or slippage does not include surface displacement due to earthquake faults.

c. Notwithstanding paragraph a of this section, permits may be issued in the following cases:

(i) When the applicant has submitted a geological and/or engineering report or reports complying with the provisions of Section J104.3 which show that the hazard will be eliminated prior to the use or occupancy of the land or structures by modification of topography, reduction of subsurface water, buttressing, a combination of these methods, or by other means;

(ii) When the applicant has submitted a geological and/or engineering report or reports complying with the provisions of Section J104.3 which contain sufficient data to show that the intended use of the site appears to pose no danger;

(iii) When the applicant has submitted a geological report complying with the provisions of Section J104.3 which indicates that the site appears to be geologically safe for the proposed use but is located in an area subject to a hazard of a geological nature. Before a permit is issued the owner first shall record in the Department of Registrar-Recorder the findings of such report or reports, together with an agreement relieving the City and all officers and employees thereof of any liability resulting from the issuance of such permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the City Engineer records in the Department of Registrar-Recorder a statement that he finds such hazard no longer exists;

(iv) When the work involves the alteration or minor repair of existing structures and the cost of such alteration or repair does not exceed 25 percent of the value of the existing structure, such value to be based on assumed continuation of the established legal use. "Repair" shall consist of restoring the original construction. Provision may be made for adjustment of the floor in anticipation of future settlement. For the purposes of this subsection, "alteration" does not include an addition or additions;

(v) When the work involves an addition or additions to an existing structure but is not a change in use or occupancy and such work does not increase the area of the structure more than 25 percent of the area of the structure existing on July 6, 1968;

(vi) When the work involves a one-story, light-frame accessory structure not intended or used for human occupancy and not exceeding 400 square feet in area nor 12 feet in height; or

(vii) When the work involves the repair of single-family residences and accessory buildings where the cost of such repair exceeds 25 percent of the value of the existing building or involves the replacement of such structures where the loss to be replaced was due to causes other than landslide, settlement or slippage. Before a permit is issued the owner shall:

(a) Record in the office of the Department of Registrar-Recorder (1) a statement that he or she is the owner and that he or she is aware that the records of the City Engineer indicated that the property is subject to a physical hazard of a geological nature and (2) an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the City Engineer records in the office of the Department of Registrar-Recorder a statement that he or she finds such hazard no longer exists; and

(b) Submit calculations and plans for the proposed reconstruction prepared by a registered civil engineer and designed to minimize damage while accommodating the amount of vertical and horizontal displacements which he or she determines are probable or which have occurred since the original structure was built, whichever is the greater.

4. Notwithstanding any other provisions of this section, the City Engineer may, at his discretion, deny a permit for any building, structure, or grading subject to a hazard of a geological nature which cannot be mitigated and may endanger the health or safety of the occupant, adjoining property or the public.

J113.3 Fills Containing Decomposable Material. Permits shall not be issued for buildings or structures regulated by this Code within 1000 feet of fills containing rubbish or other decomposable material unless the fill is isolated by approved natural or man-made protective devices or unless the buildings or structures are designed according to the recommendation contained in a report prepared by a licensed engineer. Such report shall contain a description of the investigation, study and recommendation to minimize the possible intrusion and to prevent the accumulation of explosive concentrations of decomposition gases within or under enclosed portions of such buildings or structures. At the time of the final inspection, the civil engineer shall furnish a signed statement attesting that the buildings or structures have been constructed in accordance with his or her recommendations as to decomposition gases. Buildings or structures regulated by this Code shall not be constructed on fills containing rubbish or other decomposable material unless provision is made to prevent damage to structure, floors, underground piping and utilities due to uneven settlement of the fill. One-story light-frame accessory structures not exceeding 400 square feet in area nor 12 feet in height may be constructed without special provision for foundation stability.

J113.4 Conditional Use. Work required by this Section as a condition for the use of the site shall be performed prior to the connection of utilities or occupancy of the building.

SECTION J114 GEOLOGY AND ENGINEERING REPORT

The Building Official may require an engineering geology or geotechnical engineering report, or both, where in his or her opinion such reports are essential for the evaluation of the safety of the site. The engineering geology or geotechnical engineering report, or both, shall contain a finding regarding the safety of the building site for the proposed structure against hazard from landslide, settlement or slippage and a finding regarding the effect that the proposed building or grading construction will have on the geologic stability of property outside of the building site. Any engineering geology report shall be prepared by a certified engineering geologist licensed by the State of California. Any geotechnical engineering report shall be prepared by a civil engineer qualified to perform this work, such as a geotechnical engineer experienced in soil mechanics. When both an engineering geology and geotechnical engineering report are required for the evaluation of the safety of a building site, the two reports shall be coordinated before submission to the Building Official."

5-5B-7: PUBLIC WORKS

- A. For purposes of this Section 5-5B-7, a “public works” shall include a public street, public drive approach, public utility lines and services, public road, and appurtenant facilities.
- B. The Standard Specifications for Public Works Construction of the Southern California Chapter American Public Works Association and Southern California District Associated General Contractors of California, Joint Cooperative Committee 1988 Edition, are hereby adopted by reference as the standard specification for the construction of public works in the City.
- C. The modification, rehabilitation, reconstruction or construction of any public works in the City is prohibited unless a permit is first obtained from the Building Official therefore. Public works shall be constructed in accordance with the standard specifications described in Paragraph B of this Section 5-5B-7 and City standards. The Building Official shall inspect the work for conformance with the requirements of this Section 5-5B-7.
- D. The use of public works to store construction materials, construction equipment, debris, junk, trash, trash containers, dirt construction office, gunite equipment, concrete and plaster mixers and other materials and equipment associated with construction, repairs, remodel maintenance and other similar uses in the City are prohibited unless a public works permit is first obtained from the Building Official therefore.
- E. An applicant for a public works permit pursuant to this Section 5-5B-7, shall pay fees to the City upon submittal of the application and in the amount established by resolution of the City Council

5-5B-8: MAINTENANCE OF RIGHT-OF-WAY IMPROVEMENTS AND PUBLIC WORKS ON PRIVATE PROPERTY: The owner of property where a right-of-way improvement, including but not limited to a paved roadway, drain, dirt parkway, equestrian trail or hiking trail, is located, or where a public works, as that term is defined in Section 5-5B-7(A) of this Code, is located shall maintain the improvement or works in a clean condition, free of hazard to the safety of persons and property, in accordance with all conditions of the permit (if any) and approved plans (if any), and in accordance with the standard specifications described in Section 5-5B-7(B) of this Code and City standards.”

Section 3. Article C (Plumbing Code) of Chapter 5 (Building Standards) of Title 5 (Land Use) of the Hidden Hills Municipal Code is amended in its entirety to read as follows:

“CHAPTER 5

BUILDING STANDARDS

ARTICLE C. PLUMBING CODE

SECTION:

- 5-5C-1: Plumbing Code Adopted
- 5-5C-2: Plumbing Code Administrative Provisions

5-5C-1: PLUMBING CODE ADOPTED. Except as hereinafter provided, the California Plumbing Code, 2013 Edition (Part 5, Title 24, California Code of Regulations), which incorporates and amends the Uniform Plumbing Code, 2012 Edition, published by the International Association of Plumbing and Mechanical Officials, including the installation standards contained in Appendix I of the Uniform Plumbing Code, is hereby adopted by reference as the Plumbing Code of the City of Hidden Hills. A copy of the Plumbing Code of the City shall be maintained in the office of the City Clerk and shall be made available for public inspection while the Code is in force.

5-5C-2: PLUMBING CODE ADMINISTRATIVE PROVISIONS. The administrative provisions of the California Plumbing Code, 2013 Edition, contained in Chapter 1 of that Code, except Sections 1.1 and 1.2, are hereby deleted. The administrative provisions governing the Plumbing Code of the City shall be as set forth in Article G of this Chapter. Violation and penalty provisions shall be as set forth in Section 5-5A-3 of this Chapter."

Section 4. Article D (Mechanical Code) of Chapter 5 (Building Standards) of Title 5 (Land Use) of the Hidden Hills Municipal Code is amended in its entirety to read as follows:

"CHAPTER 5

BUILDING STANDARDS

ARTICLE D. MECHANICAL CODE

SECTION:

- 5-5D-1: Mechanical Code Adopted
- 5-5D-2: Mechanical Code Administrative Provisions

5-5D-1: MECHANICAL CODE ADOPTED. Except as hereinafter provided, the California Mechanical Code, 2013 Edition (Part 4, Title 24, California Code of Regulations), which incorporates and amends the Uniform Mechanical Code, 2012 Edition, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference as the Mechanical Code of the City of Hidden

Hills. A copy of the Mechanical Code of the City shall be maintained in the office of the City Clerk and shall be made available for public inspection while the Code is in force.

5-5D-2: MECHANICAL CODE ADMINISTRATIVE PROVISIONS. The administrative provisions of the California Mechanical Code, 2013 Edition, contained in Chapter 1, except Sections 1.1 and 1.2, are hereby deleted. The administrative provisions governing the Mechanical Code of the City shall be as set forth in Article G of this Chapter. Violation and penalty provisions shall be as set forth in Section 5-5A-3 of this Chapter."

Section 5. Article E (Electrical Code) of Chapter 5 (Building Standards) of Title 5 (Land Use) of the Hidden Hills Municipal Code is amended in its entirety to read as follows:

"CHAPTER 5

BUILDING STANDARDS

ARTICLE E. ELECTRICAL CODE

SECTION:

- 5-5E-1: Electrical Code Adopted
- 5-5E-2: Electrical Code Administrative Provisions

5-5E-1: ELECTRICAL CODE ADOPTED. Except as hereinafter provided, the California Electrical Code, 2013 Edition (Part 3, Title 24, California Code of Regulations), which incorporates and amends the National Electrical Code, 2008 Edition, published by the National Fire Protection Association, is hereby adopted by reference as the Electrical Code of the City of Hidden Hills. A copy of the Electrical Code of the City shall be maintained in the office of the City Clerk and shall be made available for public inspection while the Code is in force.

5-5E-2: ELECTRICAL CODE ADMINISTRATIVE PROVISIONS. The administrative provisions of the California Electrical Code, 2011 Edition, contained in Article 89, except Sections 89.101 and 89.102, are hereby deleted. The administrative provisions governing the Electrical Code of the City shall be as set forth in Article G of this Chapter. Violation and penalty provisions shall be as set forth in Section 5-5A-3 of this Chapter."

Section 6. Article F (Housing Code) of Chapter 5 (Building Standards) of Title 5 (Land Use) of the Hidden Hills Municipal Code is amended in its entirety to read as follows:

"CHAPTER 5

BUILDING STANDARDS

ARTICLE F. HOUSING CODE

SECTION:

- 5-5F-1: Housing Code Adopted
- 5-5F-2: Housing Code Administrative Provisions
- 5-5F-3: Substandard Buildings

5-5F-1: HOUSING CODE ADOPTED. Except as hereinafter provided the International Property Maintenance Code, 2012 Edition, published by the International Code Council, is hereby adopted by reference as the Housing Code of the City of Hidden Hills, A copy of the International Property Maintenance Code, 2012 Edition, shall be maintained in the office of the City Clerk of the City of Hidden Hills and shall be made available for public inspection while this Code is in force.

5-5F-2: HOUSING CODE ADMINISTRATIVE PROVISIONS. The administrative provisions governing the Housing Code of the City shall be as set forth in Article F of this Chapter. Violation and penalty provisions shall be as set forth in Section 5-5A-3 of this Chapter.

5-5F-3: SUBSTANDARD BUILDINGS. Section 108 Unsafe Structures and Equipment of the International Property Maintenance Code is amended to read as set forth in Section §17920. 3 of the Health and Safety Code of the State of California. A Copy of Section §17920.3 of the Health and Safety Code of the State of California shall be maintained in the office of the City Clerk of the City of Hidden Hills and shall be made available for public inspection while this Code is in force.”

Section 7. Article G (Administrative Code) of Chapter 5 (Building Standards) of Title 5 (Land Use) of the Hidden Hills Municipal Code is amended in its entirety to read as follows:

“CHAPTER 5

BUILDING STANDARDS

ARTICLE G. ADMINISTRATIVE CODE

SECTION:

- 5-5G-1: Administrative Code Adopted
- 5-5G-2: Permit Fees

- 5-5G-3: Additions, Alterations and Repairs
- 5-5G-4: Liability
- 5-5G-5: Investigation Fees: Work Without a Permit

5-5G-1: ADMINISTRATIVE CODE ADOPTED. The Administrative Code of the City of Hidden Hills shall be as adopted in HHMC Section 5-5B2.

5-5G-2: PERMIT FEES. Section 109.2 of Chapter 1 Division II of the Building Code is hereby deleted provided, however that all fees referenced in said section and for building, plumbing, mechanical, electrical, elevator and grading permits and plan reviews, shall be as set forth in the most recent resolution of the City Council regarding said fees.

5-5G-3: ADDITIONS, ALTERATIONS AND REPAIRS. Section 105 of Chapter 1 Division II is amended by adding exceptions 1, 2 and 3 at the end of the Section to read:

"EXCEPTIONS: 1. If a roof repair, addition or alteration exceeds 50 square feet of area of the existing building or structure in any 12 month period, the entire roof covering shall be made to conform to the roof covering material requirements of a new building or structure.

2. If a roof repair, addition or alteration does not exceed 50 square feet of area of the existing building or structure and the existing building or structure has an ordinary roof covering consisting of wood shingles or wood shakes, the new roof covering may consist of any system of wood shingles or shakes having a Class A rating complying with UBC Standard No. 15-2.

3. If upon appeal to the City Council, the City Council determines the above exceptions create an unreasonable hardship for the applicant, the City Council may increase the allowed area up to a maximum of 500 square feet."

5-5G-4 LIABILITY. Section 104.8 of Chapter 1 Division II is amended to read:

"104.8 Liability. The Building Official, or his or her authorized representative charged with the enforcement of this Code and the technical codes, acting in good faith and without malice in the discharge of his or her duties, shall not thereby render himself or herself personally liable for any damage that may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of his or her duties. Any suit brought against the Building Official, or his or her authorized representative, because of such act or omission performed in the enforcement of any provision of such Codes or other pertinent laws or ordinances implemented through the enforcement of this Code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction.

The provisions of this Section shall apply if the Building Official, or his or her authorized representative, is an employee of the City and shall also apply if the Building Official, or his or her authorized representative, is acting under contract as an agent of the City.

Such Codes shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building, structure or building service equipment therein for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspection authorized by this code or any permits or certificates issued under this Code."

5-5G-5 INVESTIGATION FEES: WORK WITHOUT A PERMIT. Section 109.7 Chapter 1 Division II is added to the Building Code to read as follows:

109.7. Investigation Fees: Work Without a Permit.

109.7.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation will be made before a permit may be issued.

109.7.2 Fee. An investigation fee, in addition to the permit fee, will be collected whether or not a permit is then or subsequently issued. The investigation fee must be equal to the amount of the permit fee required by this code and established by city council resolution. The payment of such investigation fee will not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law.

Section 8. Article H (Dangerous Building Code) of Chapter 5 (Building Standards) of Title 5 (Land Use) of the Hidden Hills Municipal Code is amended in its entirety to read as follows:

"CHAPTER 5

BUILDING STANDARDS

ARTICLE H. DANGEROUS BUILDING CODE

SECTION:

- 5-5H-1: Dangerous Building Code Adopted
- 5-5H-2: Dangerous Building Code Administrative Provisions
- 5-5H-3: Post-Disaster Recovery and Reconstruction

5-5H-1: DANGEROUS BUILDINGS CODE ADOPTED. Excepted as hereinafter

provided, the International Property Maintenance Code, 2012 Edition, as adopted by reference in Article F, is hereby adopted as the Dangerous Buildings Code of the City of Hidden Hills. A copy of the International Property Maintenance Code, 2012 Edition shall be maintained in the office of the City Clerk of the City of Hidden Hills and shall be made available for public inspection while this Code is in force.

5-5H-2: DANGEROUS BUILDINGS CODE ADMINISTRATIVE PROVISIONS. The administrative provisions governing the Dangerous Buildings Code of the City shall be as set forth in Article H of this Chapter. Violation and penalty provisions shall be as set forth in Section 5-5A-3 of this Chapter."

5-5H-3: Chapter 9 is added to the International Property Maintenance Code, 2012 Edition to read as follows:

**"CHAPTER 9 - POST-DISASTER
RECOVERY AND RECONSTRUCTION**

**SECTION 901 – POST-DISASTER SAFETY ASSESSMENT PLACARDS AND
SECURITY**

901.1 Scope. This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy. The chapter further authorizes the Building Official and his or her authorized representatives to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment.

901.2 Application Of Provisions. The provisions of this chapter are applicable to all buildings and structures, of all occupancies, regulated by the County of Ventura following each natural or man-made disaster.

901.3 – Definitions.

901.3.1 Safety Assessment is a visual examination of a building or structure for the purpose of determining whether continued use or occupancy is appropriate following a natural or man-made disaster.

901.4 Placards. The following official placards shall be used to designate the condition of buildings or structures following a disaster.

901.4.1 (GREEN) INSPECTED - LAWFUL OCCUPANCY PERMITTED. Posted on any building or structure where no apparent hazard has been found. Placement of this placard does not mean that there is no damage to the building or structure.

901.4.2 (YELLOW) RESTRICTED OR LIMITED ENTRY. Posted on each damaged building or structure where damage has created a hazardous condition which justifies restricted occupancy. The Building Official who posts this placard will note in general terms the hazard created and will clearly and concisely note the restrictions on occupancy.

901.4.3 (RED) UNSAFE – DO NOT ENTER OR OCCUPY. Posted on each damaged building or structure such that continued occupancy poses a threat to life or health. Buildings or structures posted with this placard may be entered only after authorization in writing by the Building Official. Safety assessment teams are authorized to enter these buildings at any time. This placard shall not be used or considered as a demolition order. The official who posts this placard shall note in general terms damage encountered.

901.4.4 Removal of Placards. Once the placard has been attached to a building or structure, it shall not be removed, altered or covered until authorized by the Building Official.”

Section 9. Article I (Residential Code) of Chapter 5 (Building Standards) of Title 5 (Land Use) of the Hidden Hills Municipal Code is amended in its entirety to read as follows:

“CHAPTER 5

BUILDING STANDARDS

ARTICLE I. RESIDENTIAL CODE

SECTION:

- 5-5I-1: Residential Code Adopted
- 5-5I-2: Residential Code Administrative Provisions

5-5I-1: RESIDENTIAL CODE ADOPTED. Except as hereinafter provided, the California Residential Code, 2013 Edition (Part 2.5, Title 24, California Code of Regulations), which incorporates and amends the International Residential Code, 2012 Edition, published by the International Code Council, is hereby adopted by reference as the Residential Code of the City of Hidden Hills. A copy of the Residential Code of the City shall be maintained in the office of the City Clerk and shall be made available for public inspection while the Code is in force.

5-5I-2: RESIDENTIAL CODE ADMINISTRATIVE PROVISIONS. The administrative provisions governing the Residential Code of the City shall be as set forth in Article G of

this Chapter. Violation and penalty provisions shall be as set forth in Section 5-5A-3 of this Chapter."

5-5I-3: ROOF COVERINGS

a. Subsections R902.1.1, R902.1.2 and R902.1.3 of Section R902 ROOF CLASSIFICATION of Chapter 9 of the Residential Code are hereby deleted in their entirety.

b. Section R909 is hereby added to Chapter 9 of the Residential Code to read:

"SECTION R909 ROOF COVERINGS

Roof coverings for all buildings shall be Class A (having satisfied the fifteen-year weathering test and certified as such by Underwriting Laboratories or an equivalent recognized testing agency) except that no wooden shakes or shingles, treated or untreated, shall be permitted. The roof-covering assembly includes the roof deck, underlayment, insulation and covering which is assigned a roof-covering classification."

Section 10. Article J (Green Building Standards Code) of Chapter 5 (Building Standards) of Title 5 (Land Use) of the Hidden Hills Municipal Code is hereby amended in its entirety to read as follows:

"CHAPTER 5

BUILDING STANDARDS

ARTICLE J. GREEN BUILDING STANDARDS CODE

SECTION:

5-5J-1: Green Building Standards Code Adopted

5-5J-2: Green Building Standards Code Administrative Provisions

5-5J-1: GREEN BUILDING STANDARDS CODE ADOPTED. Except as hereinafter provided, the California Green Building Standards, 2013 Edition (Part 11, Title 24, California Code of Regulations) including Appendix, A4 and A5, is hereby adopted by reference as the Green Building Standards Code of the City of Hidden Hills. A copy of the Green Building Standards Code of the City shall be maintained in the office of the City Clerk and shall be made available for public inspection while the Code is in force.

5-5J-2: GREEN BUILDING STANDARDS CODE ADMINISTRATIVE PROVISIONS. The administrative provisions governing the Green Building Standards

Code of the City shall be as set forth in Article G of this Chapter. Violation and penalty provisions shall be as set forth in Section 5-5A-3 of this Chapter."

Section 11. Findings. The City Council finds as follows:

A. The City is authorized to adopt codes by reference pursuant to Government Code Section 50022.1 and following.

B. In accordance with Health and Safety Code Section 17958.7, it is in the public interest to adopt certain codes with the changes set forth in this ordinance.

C. Pursuant to the requirements of Health and Safety Code Section 17958.7, the City Council finds that there are local geographical conditions justifying the amendments to the California Building Code amendments as set forth below:

1. Climatic. The local climate is characterized by periods of high temperatures accompanied by low humidity and high winds each year. These conditions could create an environment in which the fire department may have great difficulty in controlling fires occurring in hillside brush areas as well as structures not having built-in fire protection. Further, the warm climate encourages the proliferation of swimming pool construction which makes modifications to the California Building Code relating to swimming pools desirable to adequately protect small children from drowning hazards. The City also experiences periods of intense rainfall, which create the need for special drainage precautions.

2. Geological. The City is located in an area with expansive soils and includes hillsides that are subject to mud flows and unstable soils. Special foundation considerations and soils analysis requirements must be in place to provide a reasonable degree of structural integrity for buildings constructed in these areas in order to prevent injury to building occupants, neighbors, and persons using public property. Grading operations in the City, which include hilly areas that are already substantially developed, are likely to create hazardous conditions. New construction or additions in an active landslide area must be regulated to ensure that the slide will not be exacerbated and, if possible, will be improved. These factors require specific and greater protection than is afforded by California Building Code.

3. Topographical. The City has hillside and flat land developments that require special drainage precautions, as well as a system of roadways and highways that generate traffic noise. Structures would be subject to water damage without special requirements addressing site drainage.

D. The foregoing local climatic, geologic, and topographic conditions make modifications and changes to the 2013 Edition of the California Building Code, California Residential Code and the California Fire Code reasonably necessary to provide sufficient and effective protection of life, health and property. Specifically, these amendments, including local conditions justifying said amendments, are reflected in the Hidden Hills Municipal Code (“HHMC”) sections summarized below:

1. HHMC §5-5B-3 modifies CBC Section 1505 and adds Section 1512 to provide fire retardant roofing necessitated by the City’s exposure to Santa Ana winds, periods of low humidity, hilly terrain and the geological characteristics of the area, such as landslide areas and active earthquake fault zones.
2. HHMC § 5-5B-4 amends California Building Code Section 1808.10 to expand code requirements including procedures for determining and testing expansive soil, to minimize the effects of shrinking and swelling on structures located in those areas of the City containing these special soils.
3. HHMC § 5-5B-5 amends California Building Code Section 3109 to provide requirements for pool fencing to adequately protect small children from drowning hazards due to warm climate that encourages the proliferation of swimming pool construction.
4. HHMC § 5-5B-6 amends California Building Code Appendix J to expand code requirements for soils investigations and reports to deal with expansive soils, hillside stability, liquefiable soils and seismic areas in those portions of the City with these geologic phenomena.
5. HHMC § 5-5G-3 amends the California Building Code to provide fire retardant roofing necessitated by the City’s exposure to Santa Ana winds, periods of low humidity, hilly terrain and the geological characteristics of the area, such as landslide areas and active earthquake fault zones.
6. HHMC § 5-5I-3 amends the California Residential Code Section R902 and adds R908 to provide fire retardant roofing necessitated by the City’s exposure to Santa Ana winds, periods of low humidity, hilly terrain and the geological characteristics of the area, such as landslide areas and active earthquake fault zones.

The City Council has determined that the public health, safety and welfare requires the adoption of the foregoing amendments.

Section 12. All inconsistencies between the Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Green Building Standards Code and Fire Code, as

adopted by this Ordinance or otherwise, and the 2013 edition of the California Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Green Building Standards Code and Fire Code, as set forth in Parts 2, 2.5, 3, 4, 5, 11 and 9, respectively, of Title 24 of the California Code of Regulations, are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Sections 17958.5 and 17958.7.

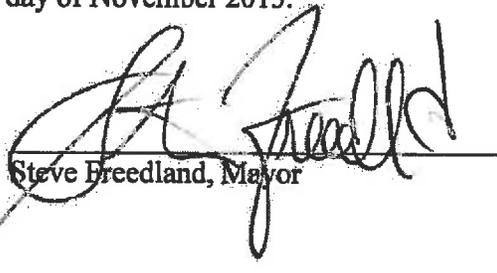
Section 13. To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Hidden Hills Municipal Code, these provisions shall be construed as continuations of those provisions and not as new enactments.

Section 14. Civil Remedies Available. The violation of any of the provisions of this Ordinance or the Codes adopted hereby shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.

Section 15. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Ordinance or any part thereof or exhibit thereto. The City Council of the City of Hidden Hills hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

Section 16. The City Clerk shall certify to the adoption of this Ordinance, cause the same to be posted as required by law, and a certified copy hereof to be forthwith transmitted to the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED THIS 25th day of November 2013.


Steve Breedland, Mayor

ATTEST:


Cherie L. Paglia, City Clerk