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

March 28, 2014

Craig P. Earl
Principal Plan Check Engineer
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

RE: Ordinance #994

Dear Mr. Earl:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 30, 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

lancaster ca
it's positively clear.

R. Rex Parris Mayor
Marvin E. Crist Vice Mayor
Ronald D. Smith Council Member
Ken Mann Council Member
Sandra Johnson Council Member
Mark V. Bozigian City Manager

December 26, 2013

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

Dear Mr. McGowan:

Pursuant to California Health and Safety Code Section 17958.7, the City of Lancaster is hereby submitting Resolution No. 13-61 and Ordinance No. 994, which cite the express findings and changes made by the Lancaster City Council in modifying California Code of Regulations, Title 24.

Should you have any questions, please contact me at (661) 723-5892.

Sincerely,

Craig P. Earl, RA
Principal Plan Check Engineer
Department of Public Works

CE:lcs

Enclosures:
Resolution No. 13-61
Ordinance No. 994

RESOLUTION NO. 13-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, PRESENTING FINDINGS FOR MODIFYING THE 2013 CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, AND ENERGY CODES WHICH ARE REASONABLY NECESSARY DUE TO LOCAL CLIMATIC, GEOLOGICAL, OR TOPOGRAPHICAL CONDITIONS.

WHEREAS, the State of California Building Standards Commission is mandated by Sections 18928 and 18929 of the Health and Safety Code to adopt, by reference, the most recent edition of the International Building Code of the International Conference Council; the International Residential Code of the International Conference Council; the National Electrical Code of the National Fire Protection Association; and the California Energy Code, hereafter collectively referred to as "Codes"; and

WHEREAS, permission is granted to Cities or Counties to make changes or modifications in requirements contained in the provisions published in the California Building Standards Code pursuant to Sections 17958 and 17958.5 of the Health and Safety Code; and

WHEREAS, Health and Safety Code Section 17958.7 provides that, before making any modifications or changes to the California Building Standards Code, the governing body of the City or County shall make an express finding that such changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, permission is granted to Cities or Counties to make changes or modifications in requirements contained in the provisions published in the California Energy Code pursuant to Section 25402.1(h)2 of the Public Resources Code; and

WHEREAS, Public Resources Code Section 25402.1(h)2 provides that, before making any modifications or changes to the California Building Standards Code, the governing body of the City or County shall make an express finding that such changes or modifications are cost effective and will require buildings to be designed to consume no more energy than permitted by Title 24, Part 6; and

WHEREAS, the City Engineering Division of the City of Lancaster has recommended that changes and modifications to the Codes be made, such changes and modifications being necessary due to local conditions, and further recommend other changes and modifications which are of an administrative, definitional, and/or procedural nature and not deemed to be Building Standards.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. Sections 15.08.020 and 15.08.030 of the Lancaster Municipal Code change, add and/or modify Sections 903.2, 1505.6, 1505.7, 1507.8, 1507.9, 3425 and Tables 1507.8, 1507.8.5, 1507.8.7, 1507.9.6 and 1507.9.8, of the 2013 California Building Code, Title 24, Part 2 of the California Code of Regulations. Section 15.09.020 of the Lancaster Municipal Code change, add and/or modify Sections R905.7, R905.8 and Tables R905. 7.4, R905.7.5, R905.8.5 and R905.8.6, of the 2013 California Residential Code, Title 24, Part 2.5 of the California Code of Regulations. Section 15.12.040 of the Lancaster Municipal Code changes, adds and/or modifies Article 690.15 of the 2013 California Electrical Code, Title 24, Part 3 of the California Code of Regulations. All the above are incorporated by reference as if fully set forth herein and are hereby found to be reasonably necessary due to the following local conditions:

Local Climatic Conditions:
The City of Lancaster is located in the western portion of the southeast desert air basin. The seasonal temperatures vary greatly. Summer is relatively hot with temperatures as high as 117° F with very little precipitation. In winter it is very frigid with temperatures as low as 2° F. Lancaster experiences high winds and a significant portion of the prevailing winds are due to the desert heat low pressure systems and the phenomena known as the "orographic effect" (the air is forced over the mountain range and loses moisture as it rises, when it descends, it also compresses and heats up).

With these conditions, Lancaster is a prime locality to experience snow, flooding, heat wave, drought and devastating fires. Therefore, to further reduce the likelihood of loss of human life, and property damage from a catastrophe which would extremely tax the resources of the City thereby making less resources available for other concurrent incidences, to further preserve the natural environment in sensitive areas of the City, to conserve water for use in irrigation systems, and to provide for adequate ventilation and rest areas, it is therefore reasonably necessary because of the above mentioned climatic conditions to adopt, change, add and/or modify the above mentioned Sections and Chapters of Title 24 of the California Code of Regulations.

Section 2. Section 15.28.020 of the Lancaster Municipal Code adds Section 110.11 to the 2013 California Energy Code. This Section is incorporated by reference as if fully set forth herein and has been found to be cost effective and will require buildings to be designed to consume no more energy than permitted by Title 24, Part 6. The proposed Ordinance is intended to preserve and enhance the environment of the City of Lancaster and is not subject to the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines, because there is no possibility that the ordinance may have a significant negative impact on the environment and is exempt from the requirements of CEQA pursuant to Section 15308 of the CEQA Guidelines, which exempts actions taken by regulatory agencies for the enhancement and protection of the environment. In addition, this Section places Ordinance 989, approved by the City Council in April 2013, requiring the implementation of solar energy systems in new residential construction, within the Lancaster Energy Code.

PASSED, APPROVED and ADOPTED this 22nd day of October, 2013, by the following vote:

AYES: **Council Members: Johnson, Mann, Smith, Vice Mayor Crist, Mayor Parris**

NOES: **None**

ABSTAIN: **None**

ABSENT: **None**

ATTEST:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

APPROVED:

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, Geri K. Bryan, City Clerk City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 13-61, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this 12th day of December, 2013.

(seal)

Geri K. Bryan

ORDINANCE NO. 994

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA AMENDING TITLE 15 OF THE LANCASTER MUNICIPAL CODE BY REPEALING ORDINANCE NUMBER 958, AND ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE AS AMENDED HEREIN; ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE AS AMENDED HEREIN; ADOPTING THE LANCASTER STRAW-BALE CONSTRUCTION STANDARDS AS CONTAINED HEREIN; ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE AS AMENDED HEREIN; ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE; ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE AS AMENDED HEREIN; ADOPTING THE LANCASTER SECURITY CODE AS CONTAINED HEREIN; ADOPTING BY REFERENCE THE 2012 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AS AMENDED HEREIN; ADOPTING BY REFERENCE THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS AS AMENDED HEREIN; ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA ENERGY CODE AS AMENDED HEREIN; ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE; ADOPTING BY REFERENCE THE 2014 EDITION OF THE LOS ANGELES COUNTY FIRE CODE; AND ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE, AS THE LANCASTER CODES FOR BUILDINGS AND CONSTRUCTION

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 15.04 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.04
ADMINISTRATIVE CODE

15.04.010 California Building Code Chapter 1, Division II Adopted by Reference.

A. That certain Building Code known as the 2013 California Building Code, Chapter 1, Division II, incorporating by adoption the 2012 edition of the International Building Code with necessary California amendments, all published by the International Conference of Building Officials, and as herein amended, is hereby adopted by reference, and such code shall be and become the Lancaster Administrative Code for Buildings and Construction, to serve as the administrative, organizational and enforcement rules and regulations for the technical codes which regulate the site preparation and construction, alteration, moving, demolition, repair, use, occupancy and maintenance of buildings, structures and building service equipment.

B. One (1) copy of said California Building Code 2013 Edition has been deposited in the Office of the City Clerk of the City of Lancaster, and shall be at all times maintained by said Clerk for use and examination by the public.

15.04.020 Definitions.
Section 101.4.7 of the California Building Code, Chapter 1, Division II, is hereby added to read as follows:

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

"Building Code" shall mean chapter 15.08 of the Lancaster Municipal Code.

"Building Official" shall mean the Building and Safety Official of the City of Lancaster.

"Code Enforcement Agency" or "Local Building Department" shall mean the Building and Safety Division of the Department of Public Works of the City of Lancaster.

"Electrical Code" shall mean Chapter 15.12 of the Lancaster Municipal Code.

"Elevator Code" shall mean the 2013 California Elevator Safety Construction Code.

"Energy Code" shall mean Chapter 15.28 of the Lancaster Municipal Code.

"Fire Code" shall mean Chapter 15.32 of the Lancaster Municipal Code.

"Green Building Standards Code" shall mean Chapter 15.34 of the Lancaster Municipal Code.

"Historical Building Code" shall mean Chapter 15.30 of the Lancaster Municipal Code.

"Jurisdiction" shall mean the City of Lancaster.

"Mechanical Code" shall mean Chapter 15.16 of the Lancaster Municipal Code.

"Plumbing Code" shall mean Chapter 15.20 of the Lancaster Municipal Code.

"Property Maintenance Code" shall mean Chapter 15.24 of the Lancaster Municipal Code.

"Residential Code" shall mean Chapter 15.09 of the Lancaster Municipal Code.

"Technical Codes" shall mean Chapters 15.08, 15.09, 15.10, 15.12, 15.16, 15.20, 15.22, 15.24, 15.28, 15.30, 15.32 and 15.34 of the Lancaster Municipal Code.

15.04.030 Duties and Powers of the Building Official.
Section 104 of the California Building Code, Chapter 1, Division II, is hereby amended by adding subsection 104.12, as follows:

104.12 Regulations. The building official is authorized to promulgate rules and regulations to implement the provisions of this code.

15.04.040 Permit Exempt.
Section 105.2 of the California Building Code, Chapter 1, Division II, is hereby amended by adding the following:

"14. Minor repairs to roof covering which cumulatively totals 100 square feet or 10% of the roof area of any structure regulated by the technical codes, whichever is the least, in any 12 month period. The exemption of a permit shall not be construed to mean that the repairs shall not comply with Chapter 15 of the Building Code."

15.04.050 Permits – Expiration.
Section 105.5 of the California Building Code, Chapter 1, Division II, is hereby amended to read as follows:

105.5 Expiration. Except as set forth in subsection 105.5.1, every permit issued for property within the city of Lancaster shall expire by limitation and become null and void as follows:

(i) If work authorized by such permit is not commenced within 180 days from the issuance date of the permit.

(ii) If work authorized by such permit is commenced within 180 days from the issuance date of the permit, such permit shall expire by limitation and become null and void if the work authorized by such permit is suspended or abandoned. For purposes of this subsection, "suspended or abandoned" shall mean that the permittee has, for a period of 180 days or longer after commencing the work authorized by such permit, failed to make substantial progress toward completion of the work, as determined by the building official. Failure to schedule, undergo and/or pass a requisite interim or final inspection for a period of 180 days or longer since the issuance date of the permit or since the most recent interim inspection may be deemed to constitute a failure to make substantial progress toward completion of the work. The building official may, in his/her sole discretion, grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

(iii) In the event of permit expiration, before work authorized pursuant to the expired permit can be commenced or recommenced, a new permit shall first be obtained (hereafter, a "renewal permit"). To obtain a renewal permit, the applicant may be required to resubmit plans and specifications, if deemed necessary by the building official and/or the city's planning director. The applicant must pay all applicable fees, including but not limited to a plan check fee and building permit fees, in the amount then established by resolution of the City Council. If renewal permits are applied for, a mandatory site inspection shall be performed by the Building and Safety Division to determine that existing conditions and materials comport with this code. All work to be performed under a renewal permit must be performed in accordance with all applicable technical codes, regulations, laws and ordinances in effect on the date of issuance of the renewal permit. Renewal permits are subject to expiration as set forth in (ii), above.

(iv) In the event of permit expiration, any work performed under that permit is "unpermitted" as defined in Section 114.1 of this chapter, and is subject to the legalization provisions of section 114.5 of this chapter.

105.5.1 Expiration – Unpermitted structures or grading. Notwithstanding any provision of section 105.5, if a building permit was issued in order to bring an unpermitted structure, unpermitted grading, or other unlawful, substandard or hazardous condition into compliance with any applicable law, ordinance, rule or regulation, such permit shall expire by limitation and become null and void sixty (60) days after the issuance date of such permit, if the permittee has failed to make substantial progress toward completion of the work as determined by the building official. Failure to schedule, undergo and/or pass a requisite interim or final inspection for a period of 60 days since the issuance date of the permit or since the most recent interim inspection may be deemed to constitute a failure to make substantial progress toward completion of the work. The building official may, in his/her sole discretion, grant, in writing, one or more extensions of time, for periods not more than 60 days each. The extension shall be requested in writing and justifiable cause demonstrated.

15.04.060 Standard Plans.
Section 107 of the California Building Code, Chapter 1, Division II, is hereby amended by adding the following:

107.6 Standard Plans. The building official may approve a set of plans for a building or structure as a "standard plan," provided that the applicant has made proper application, submitted complete sets of plans as required by this section, and paid the plan review fees required.

Plans shall reflect laws and ordinances in effect at the time a permit is issued except as provided herein. Nothing in this section shall prohibit modifying the permit set of plans to reflect changes in laws and ordinances, which have become effective since the approval of the standard plan. The standard plan shall become null and void where the work required by such changes exceeds ten percent (10%) of the value of the building or structure. When it is desired to use an approved "standard plan" for an identical structure, the building official may require two plot plans and two duplicate plans to be submitted. Such duplicate plans shall be compared and stamped prior to permit issuance. All fees in effect at the time of permit issuance shall be paid prior to permit issuance. Standard plans shall be valid for a period of one year from the date of approval. The building official may extend this period when no changes in codes or ordinances have occurred.

15.04.070 Fees.
Section 109.2 of the California Building Code, Chapter 1, Division II, is hereby amended to read as follows:

109.2 Schedule of Permit fees. "On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule *as adopted by resolution of the City Council of the City of Lancaster.*"

15.04.080 Use or Occupancy.
Section 111.1 of the California Building Code, Chapter 1, Division II, is hereby amended to read as follows:

111.1 Use and Occupancy. No building or structure, *regardless of occupancy classification,* shall be used or occupied, and no change in the existing *business* or occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from permits under Section 105.2.

111.1.1 "No building shall be occupied for any purpose until all permanent utilities have been installed and are fully functional. There shall be no exceptions without the express written consent of the building official."

15.04.090 Board of Appeals.
Section 113 of the California Building Code, Chapter 1, Division II, is hereby deleted in its entirety and replaced with the following:

113 Appeals. Appeals of orders, decisions or determinations of the building official are limited to those enumerated in this section, and shall be filed, scheduled and conducted in accordance with this section.

113.1 Scope.
A. Notwithstanding the provisions of the Technical Codes or the State Housing Law (commencing with Section 17910 of Chapter 1 of Division 13 of the California Health and Safety Code), an appeal is limited to the following orders, decisions or determinations of the building official:

(1) Denials of the proposed use of alternative materials, design or method of construction, installation and/or equipment;

(2) Orders to Vacate and/or Not Enter a building, structure or premises; however, such order shall not be stayed during the pendency of the appeal;

(3) Orders to Demolish a building or structure; however, an order to vacate that may be issued in conjunction with an Order to Demolish shall not be stayed during the pendency of the appeal;

B. The right of appeal shall not exist for determinations of the building official, or a designee thereof that a violation of any provision of the Technical Codes exists in a building or structure, or portion thereof, or on any premises.

113.2 Appeal Procedure.
A. Any person who is aggrieved by an order, decision or determination of the building official as provided in subsection 113.1 may contest said order, decision or determination by

filing an appeal, in writing on a city approved form, with the City Clerk within ten (10) business days from the date of service of the order, decision or determination being appealed. The appeal must specify the basis for the appeal in detail, provide a mailing address and telephone number for the appellant, and include the applicable fee. If a timely appeal is not received by the City Clerk, the right to appeal is waived and the order, decision or determination of the building official is deemed final and binding.

B Appeals shall be heard before an impartial hearing officer, designated by the city manager or his/her designee. Only those matters or issues specifically raised in the written appeal shall be considered in the hearing.

C If the appellant fails to appear, the hearing officer shall cancel the hearing and send a notice thereof to the appellant by first class mail to the address stated on the appeal form. A cancellation of a hearing due to non-appearance of the appellant shall constitute the appellant's waiver of the right to appeal. In such instances, the order, decision or determination of the building official is final and binding.

D Appeal hearings are informal, and formal rules of evidence and discovery do not apply. The order, decision or determination of the building official shall be prima facie evidence of the violation. The appellant, and the building official or his/her designee shall have the opportunity to present evidence and to cross-examine witnesses. The appellant may represent himself/herself or be represented by anyone of his/her choice. The appellant may bring an interpreter to the hearing at his/her sole expense.

E Within thirty calendar days following the appeal hearing, the hearing officer shall affirm, modify or rescind the order, decision or determination of the building official. A written decision shall be served on the appellant by first class mail to the address stated on the appeal form. Failure of an appellant to receive a properly addressed decision shall not invalidate any action or proceeding by the city.

F Any person who is aggrieved by the decision of the hearing officer may appeal said decision to the Board of Appeals, which shall be comprised of members of the City Council and the building official, who shall be an ex officio member. An appeal shall be in writing, must be filed in the same manner, within the same time period, and contain the same information, as an appeal to hearing officer, as provided in Subsection A of this Section. A second appeal fee must accompany the written appeal. If a timely appeal is not received by the City Clerk, the decision of the hearing officer is deemed final and binding. Failure to appeal a decision to the Board of Appeals shall constitute a failure to exhaust the aggrieved person's administrative remedy.

G Appeals before the Board of Appeals shall be conducted in the manner set forth in Chapter 2.44 of the Lancaster Municipal Code.

113.3 Limitation on Authority of Board of Appeals. The Board of Appeals shall have no authority to waive the technical requirements of the Building Code or other technical codes adopted in Title 15 of the Lancaster Municipal Code.

113.4 Appeals of Actions Related to Access to Public Accommodation by Physically Handicapped Persons. The City Council shall have the authority to review decisions by the building official in enforcement of the requirements of the California Health & Safety Code, sections 19955 through 19959, related to access to public accommodation by physically handicapped persons. Appeals of such decisions shall be filed, scheduled and conducted in the manner set forth in Chapter 2.44 of the Lancaster Municipal Code.

15.04.100 Violations – Unlawful Acts.
Subsection 114.1 of the California Building Code, Chapter 1, Division II, is hereby amended to read as follows:

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish, occupy or maintain any building, structure, equipment, installation or land regulated by the Technical Codes, or cause or permit the same to be done, in conflict with or in violation of any of the provisions of the Technical Codes.

114.1.1 Unpermitted structures. No person shall own, use, occupy or maintain an unpermitted structure. For purposes of this section, "unpermitted structure" shall be defined as any building or structure, or portion thereof, or any electrical, plumbing, mechanical or other installation or fixture, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, installed, converted, demolished or equipped, at any point in time by any person, without the required permit(s) having first been obtained from the building official or with a valid permit as issued by the building official which subsequently expired and became null and void.

114.1.2 Unpermitted grading. No person shall own, use, occupy or maintain unpermitted grading. For purposes of this section, "unpermitted grading" shall be defined as any land which has been excavated, cut, filled, graded, compacted or terraced, at any point in time by any person, without the required permit(s) having first been obtained from the building official or with a valid permit as issued by the building which subsequently expired and became null and void.

15.04.110 Violations – Violation Penalties.
Subsection 114.4 of the California Building Code, Chapter 1, Division II, is hereby amended to read as follows:

114.4 Violation Penalties. Any person, firm or corporation who violates any provision of the Technical Codes, or fails to comply with any of the requirements thereof, or who erects, constructs, alters, repairs or maintains a building, structure, installation or equipment, or excavates, cuts, fills, grades, compacts or maintains land in violation of approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of the Technical Codes, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to the punishments set forth in Chapter 1.12 of the Lancaster Municipal Code.

15.04.120 Violations – Legalizing Procedures.
Subsection 114 of the California Building Code, Chapter 1, Division II, is hereby amended by adding thereto Subsection 114.5, Procedure for Legalizing Unpermitted Structures or Grading, to read as follows:

114.5 Procedure for legalizing unpermitted structures or grading. The procedures specified within subsections 114.5.1 through 114.5.6 shall be followed whenever an attempt is made to legalize an unpermitted structure or unpermitted grading.

114.5.1 Permits. Any person who wishes to legalize an unpermitted structure or unpermitted grading, as defined in Subsections 114.1.1 and 114.1.2, shall obtain all applicable permits. Unpermitted structures and grading shall comply with all current Technical Code requirements and other required approvals pursuant to the Lancaster Municipal Code in order to be legalized. Permits obtained to legalize unpermitted structures or grading shall expire as set forth in Section 105.5.1 of this code.

114.5.2 Plans. Prior to the issuance or granting of any permit to legalize an unpermitted structure, plans showing the plot plan, exterior elevations, existing structures, proposed structures and proposed finish materials shall be submitted to the building official and planning director, or their designees, for review and approval.

114.5.3 Grading. Prior to the issuance or granting of any permit to legalize unpermitted grading, a grading and drainage plan showing the original grade and existing unpermitted grade on the premises, the existing grade on adjoining properties, and a soils report shall be submitted to the building official for review and approval.

114.5.4 Inspections. Unpermitted structures or unpermitted grading for which a permit has subsequently been obtained shall be subject to inspection by the building official in accordance with, and in the manner prescribed in, the Technical Codes. The building official may require the removal of finish materials in order to expose framing elements, electrical components, plumbing fixtures or mechanical systems, or may require the removal of fill, to verify that installation, construction or grading was performed in conformance with the Technical Codes.

114.5.5 Investigation. Whenever any work for which a permit is required by this code has commenced on land or in connection with any type of structure without first obtaining said permit a special investigation shall be made before a permit may be issued for such work. For purposes of this section, "special investigation" shall include, but is not limited to, inspecting premises and structures, reviewing permit, license and other records of the city or other agencies, reviewing plans, taking photographs, engaging in conferences and communications with other officials of the city or other agencies, and engaging in conferences and communications with owners or other responsible persons concerning the unpermitted structure or grading.

114.5.5.1 Fee. A special investigation fee shall be paid prior to the issuance of a permit for an unpermitted structure or unpermitted grading. The fee shall be equal to the amount of time expended by city officials in undertaking the special investigation, as defined in Section 114.5.5, charged at the hourly rate that has been established by resolution of the City Council for recovery

of code enforcement reinspection fees. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

114.5.6 Unpermitted structures or grading which cannot be legalized. If the planning director determines that the city's zoning regulations prohibit legalization of any unpermitted structure, the structure shall be demolished or, if previously permitted, restored to its original approved condition, with all requisite permits, inspections and approvals.

If the building official determines that an unpermitted structure cannot be made to conform to the current applicable Technical Code requirements, the structure shall be demolished or, if previously permitted, restored to its original approved condition, with all requisite permits, inspections and approvals.

If the building official determines that unpermitted grading and/or lot drainage cannot be made to conform to current applicable Technical Code requirements, the land shall be fully restored to the condition that preceded the unpermitted grading, with all requisite permits, inspections and approvals.

Section 2. Chapter 15.08 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.08
BUILDING CODE

15.08.010 California Building Code Provisions Adopted by Reference.

A. That certain Building Code known and designated as volumes 1 and 2 of the 2013 California Building Code, including Appendix C; Appendix F; Appendix G; Appendix H; Appendix I; and Appendix J; incorporating by adoption the 2012 edition of the International Building Code with necessary California amendments, all published by the International Conference of Building Officials, and as herein amended, are hereby adopted by reference, and such codes shall be and become the Lancaster Building Code, regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area and maintenance of all structures and certain equipment therein, and the grading of premises, and providing penalties for violation of such codes.

B. One (1) copy of said 2013 California Building Code has been deposited in the office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.08.020 Fire Sprinkler System.

Section 903.2 of the 2013 California Building Code is hereby amended to read as follows:

903.2 Where Required. Approved automatic sprinkler systems shall be provided in all buildings and structures, regardless of occupancy group, with a total floor area of 10,000 square

feet or more without regard to fire walls of less than four (4) hour fire resistive construction; in existing buildings, other than single family residences, where additions are constructed which increase the total floor area to 10,000 square feet or more; and in the locations described in Sections 903.2.1 through 903.2.12.

15.08.030 Roof Covering - Wood Shakes and Wood Shingles.
Sections 1505.6, 1505.7, 1507.8, 1507.9 and Tables 1507.8,1507.8.5, 1507.8.7, 1507.9.6 and 1507.9.8 of the 2013 California Building Code and all references in any of the technical or administrative codes to said sections or to wood shakes and/or wood shingles, whether or not fire-rated, fire treated, or fire-retardant-treated or any similar terminology, are hereby deleted.

15.08.040 Existing Structures.
Chapter 34 of the 2013 California Building Code is hereby amended by adding section 3425 to read as follows:

SECTION 3425
REPAIRS TO BUILDINGS AND STRUCTURES DAMAGED BY THE OCCURRENCE OF A NATURAL DISASTER OR FIRE

3425.1 Purpose. The purpose of this section is to provide a defined level of repair for buildings damaged by a natural disaster in the City of Lancaster when a formal state of emergency has been proclaimed. This section shall also apply when an individual building has been damaged by fire or other disaster.

3425.2 General. Required repair levels shall be based on the ratio of the estimated value of the repairs required to restore the structural members to their pre-event condition to the estimated replacement value of the building or structure.

3425.2 Structural Repairs. When the damage ratio does not exceed 0.10 (10 percent), buildings and structures, except essential service facilities, shall at a minimum be restored to their pre-event condition.

When the damage ratio is greater than 0.10 (10 percent) but less than 0.5 (50 percent), buildings and structures, except essential service facilities, shall have the damaged structural members including all critical ties and connections associated with the damaged structural members, all structural members supported by the damaged member, and all structural members supporting the damaged members repaired and strengthened to bring them into compliance with the force levels and connection requirements of the Building Code. These criteria shall apply to essential service facilities when the damage ratio is less than 0.30 (30 percent).

EXCEPTION: For buildings with rigid diaphragms where the above-required repair and strengthening increases the rigidity of the resisting members, the entire lateral-force-resisting system of the building shall be investigated. When, in the opinion of the building official, an unsafe or adverse condition has been created as a result of the increase in rigidity, the condition shall be corrected.

When the damage ratio is greater than 0.5 (50 percent), buildings and structures, except essential service facilities, shall at a minimum have the entire building or structure strengthened to comply with the force levels and connection requirements of the Building Code. These criteria shall apply to essential service facilities when the damage ratio is greater or equal to 0.3 (30 percent).

3425.4 Nonstructural Repairs to Light Fixtures and Suspended Ceilings. Under all damage ratios, when light fixtures and the suspension system of suspended ceilings are damaged, the damaged light fixtures and ceiling suspension systems shall be repaired to fully comply with the requirements of this code. In buildings and structures where suspended ceiling systems are present, undamaged light fixtures and ceiling suspension systems shall have the additional support and bracing, provided that is required in this code.

Section 3. Chapter 15.09 of the Lancaster Municipal Code is hereby created by adding the Chapter in its entirety to read as follows:

CHAPTER 15.09
RESIDENTIAL CODE

15.09.010 California Residential Code Provisions Adopted by Reference.

A. That certain Residential Code known and designated as the 2013 California Residential Code, including Appendix H, Appendix J, and Appendix K, incorporating by adoption the 2012 edition of the International Residential Code with necessary California amendments, all published by the International Conference of Building Officials, and as herein amended, are hereby adopted by reference, and such codes shall be and become the Lancaster Residential Code for Buildings and Construction regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every detached one-and two-family dwelling, townhouse and certain equipment therein, and the grading of premises, and providing penalties for violation of such codes.

B. One (1) copy of said 2013 California Residential Code has been deposited in the Office of the City Clerk of the City of Lancaster, and shall be at all times maintained by said Clerk for use and examination by the public.

15.09.020 Roof Covering - Wood Shakes and Wood Shingles.

Sections R905.7, R905.8, and Tables R905.7.4, R905.7.5, R905.8.5, and R905.8.6 of the 2013 California Residential Code and all references in any of the technical or administrative codes to said sections or to wood shakes and/or wood shingles, whether or not fire-rated, fire treated, or fire-retardant-treated or any similar terminology, are hereby deleted.

Section 4. Chapter 15.10 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.10
STRAW-BALE CONSTRUCTION

15.10.010 Scope.
Straw-bale construction shall be limited to building of one story in height. This chapter shall establish minimum standards for straw-bale construction. Nothing in this chapter shall be construed as increasing or decreasing the authority of the Building Official to approve or disapprove of alternative construction methods pursuant to the State Housing Law, Part 1.5 (commencing with Section 17910) or the California Building Standards Code, Title 24 of the California Code of Regulations.

15.10.020 Fee Schedule incorporated by reference.
The fees charged for the construction of any straw-bale building shall be as adopted by resolution of the City Council for non-straw-bale construction of the same occupancy.

15.10.030 Architect or Engineer required.
Nothing in this chapter shall be construed as an exemption from Chapter 3 (commencing with Section 5500), or Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code relative to preparation of plans, drawings, specifications or calculations under the direct supervision of a licensed architect or civil engineer, for the construction of structures that deviate from the conventional framing requirements for wood frame construction.

15.10.040 Definitions.
For the purpose of this chapter, the following terms are defined as follows:

"Bales" means rectangular compressed blocks of straw, bound by strings or wire.

"Flakes" means slabs of straw removed from an untied bale.

"Laid flat" refers to stacking bales so that the sides with the largest cross-sectional area are horizontal and the longest dimension of this area is parallel with the wall plane.

"Laid on edge" refers to stacking bales so that the sides with the largest cross-sectional area are vertical and the longest dimension of this area is horizontal and parallel with the wall plane.

"Loadbearing" refers to plastered straw-bale walls that bear the dead and live loads of the roof.

"Non-loadbearing" refers to plastered straw-bale walls that bear only their own weight, such as infill panels within some type of post and beam structure.

"Plaster" means lime, gypsum, lime cement, or cement plasters, as defined by the California Building Standards Code, or earthen plaster with fiber reinforcing.

"Straw" means the dry stems of cereal grains left after the seed heads have been substantially removed.

15.10.050 Guidelines for Materials.
The following shall be the guidelines for all bales used in the construction of a straw-bale building.

A. Bales shall be rectangular in shape.

B. Bales used within a continuous wall shall be of consistent height and width to ensure even distribution of loads within wall systems.

C. Bales shall be bound with ties of either polypropylene string or baling wire. Bales with broken or loose ties shall not be used unless the broken or loose ties are replaced with ties which restore the original degree of compaction of the bales.

D. The moisture content of bales, at the time of installation, shall not exceed 20 percent of the total weight of the bale. Moisture content of bales shall be determined through the use of a suitable moisture meter, designed for use with baled rice straw or hay, equipped with a probe of sufficient length to reach the center of the bale, and used to determine the average moisture content of five bales randomly selected from the bales to be used.

E. Bales in loadbearing walls shall have a minimum calculated dry density of 7.0 pounds per cubic foot. The calculated dry density shall be determined after reducing the actual bale weight by the weight of the moisture content.

F. Where custom-made partial bales are used, they shall be of the same density, same string or wire tension, and, where possible, use the same number of ties as the standard size bales.

G. Bales of various types of straw, including wheat, rice, rye, barley, oats, and similar plants, shall be acceptable if they meet the minimum requirements of this chapter for density, shape, moisture content, and ties.

15.10.060 Construction Guidelines.
The following shall be the minimum construction guidelines for all straw-bale buildings.

A. Straw-bale walls, when covered with plaster, drywall, or stucco, shall be deemed to have the equivalent fire resistive rating as wood-frame construction with the same wall-finishing system.

B. Minimum bale wall thickness shall be 13 inches.

C. Buildings with loadbearing bale walls shall not exceed one story in height, and the bale portion of the loadbearing walls shall not exceed a height-to-width ratio of 5.6:1 (for example, the maximum height for a wall that is 23 inches thick would be 10 feet 8 inches).

D. The ratio of unsupported wall length to thickness, for loadbearing walls, shall not exceed 15.7:1 (for example, for a wall that is 23 inches thick, the maximum unsupported length allowed is 30 feet).

E. The allowable vertical load (live and dead load) on top of loadbearing bale walls plastered with cement or lime cement plaster on both sides shall not exceed 800 pounds per linear foot, and the resultant load shall act at the center of the wall. Straw-bale structures shall be designed to withstand all vertical and horizontal loads, and the resulting overturning and base shear, as specified in the latest edition of the California Building Standards Code. Straw-bale walls plastered with cement or lime cement plaster on both sides shall be capable of resisting in-plane lateral forces from wind or earthquake of 360 pounds per linear foot.

F. Foundations shall be designed in accordance with the California Building Standards Code to accommodate the load created by the bale wall plus superimposed live and dead loads. Supports for bale walls shall extend to an elevation of at least six inches above adjacent ground at all points, and at least one inch above floor surfaces.

G. 1. Bale walls shall be anchored to supports to resist lateral forces, as approved by the civil engineer or architect. This may be accomplished with one-half inch reinforcing bars embedded in the foundation and penetrating the bales by at least 12 inches, located along the center line of the bale wall, spaced not more than two feet apart. Other methods as determined by the engineer or architect may also be used.

2. Non-bale walls abutting bale walls shall be attached by means of one or more of the following methods or by means of an acceptable equivalent:

a. Wooden dowels of 5/8 inch minimum diameter and of sufficient length to provide 12 inches of penetration into the bale, driven through holes bored in the abutting wall stud, and spaced to provide one dowel connection per bale.

b. Pointed wooden stakes, a minimum of 12 inches in length and 1 ½ inches by 3 ½ inches at the exposed end, fully driven into each course of bales, as anchorage points.

c. Bolted or threaded rod connection of the abutting wall, through the bale wall, to a steel nut and steel or plywood plate washer, a minimum of 6 inches square and a minimum thickness of 3/16 of an inch for steel and ½ inch for plywood, in a minimum of three locations.

3. a. Bale walls and roof bearing assemblies shall be anchored to the foundation where necessary, as determined by the civil engineer or architect, by means of methods that are adequate to resist uplift forces resulting from the design wind load. There shall be a minimum of two points of anchorage per wall, spaced not more than 6 feet apart, with one located within 36 inches of each end of each wall.

b. With loadbearing bale walls, the dead load of the roof and ceiling systems will produce vertical compression of the walls. Regardless of the anchoring system used to attach the roof bearing assembly to the foundation, prior to installation of wall finish materials, the nuts, straps, or cables shall be retightened to compensate for this compression.

H. 1. A moisture barrier shall be used between the top of the foundation and the bottom of the bale wall to prevent moisture from migrating through the foundation so as to come into contact with the bottom course of bales. This barrier shall consist of one of the following:

a. Cementitious waterproof coating.

b. Type 30 asphalt felt over an asphalt emulsion.

c. Sheet metal flashing, sealed at joints.

d. Another building moisture barrier, as approved by the building official.

2. All penetrations through the moisture barrier, as well as all joints in the barrier, shall be sealed with asphalt, caulking, or an approved sealant.

3. There shall also be a drainage plane between the straw and the top of the foundation, such as a one inch layer of pea gravel.

I. 1. For non-loadbearing walls, bales may be laid either flat or on edge. Bales in loadbearing bale walls shall be laid flat and be stacked in a running bond, where possible, with each bale overlapping the two bales beneath it. Overlaps shall be a minimum of 12 inches. Gaps between the ends of bales which are less than 6 inches in width may be filled by an untied flake inserted snugly into the gap.

2. Bale wall assemblies shall be held securely together by rebar pins driven through bale centers as described in this chapter or equivalent methods as approved by the civil engineer or architect.

3. The first course of bales shall be laid by impaling the bales on the rebar verticals and threaded rods, if any, extending from the foundation. When the fourth course has been laid, vertical #4 rebar pins, or an acceptable equivalent long enough to extend through all four courses, shall be driven down through the bales, two in each bale, located so that they do not pass through the space between the ends of any two bales, the layout of these rebar pins shall approximate the layout of the rebar pins extending from the foundation. As each subsequent course is laid, two pins, long enough to extend through that course and the three courses immediately below it, shall be driven down through each bale. This pinning method shall be continued to the top of the wall. In walls seven or eight courses high, pinning at the fifth course may be eliminated.

4. Alternative pinning method to the method described in paragraph 3: when the third course has been laid, vertical #4 rebar pins, or an acceptable equivalent, long enough to extend through all three courses, shall be driven down through the bales, tow in each bale, located so that they do not pass through the space between the ends of any two bales. The layout of these rebar pins shall approximate the layout of the rebar pins extending from the foundation. As each subsequent course is laid, two pins, long enough to extend through that course and the

two courses immediately below it, shall be driven down through each bale. This pinning method shall be continued to the top of the wall.

5. Only full-length bales shall be used at corners of loadbearing bale walls.

6. Vertical #4 rebar pins, or an acceptable alternative, shall be located within one foot of all corners or door openings.

7. Staples, made of #3 or larger rebar formed into a "U" shape, a minimum of 18 inches long with two 6-inch legs, shall be used at all corners of every course, driven with one leg into the top of each abutting corner bale.

J. 1. All loadbearing bale walls shall have a roof bearing assembly at the top of the walls to bear the roof load and to provide the means of connecting the roof structure to the foundation. The roof bearing assembly shall be continuous along the tops of loadbearing bale walls.

2. An acceptable roof bearing assembly option shall consist of two double 2-inch by 6-inch, or larger, horizontal top plates, one located at the inner edge of the wall and the other at the outer edge. Connecting the two doubled top plates, and located horizontally and perpendicular to the length of the wall, shall be 2-inch by 6-inch cross members, spaced no more than 72 inches center to center, and as required to align with the threaded rods extending from the anchor bolts in the foundation. The double 2-inch by 6-inch top plates shall be face-nailed with 16d nails staggered at 16-inch o.c., with laps and intersections face-nailed with four 16d nails. The crossmembers shall be face-nailed to the top plates with four 16d nails at each end. Corner connections shall include overlaps nailed as above or an acceptable equivalent, such as plywood gussets or metal plates. Alternatives to this roof bearing assembly option shall provide equal or greater vertical rigidity and provide horizontal rigidity equivalent to a continuous double 2 by 4 top plate.

3. The connection of roof framing members to the roof plate shall comply with the appropriate sections of the California Building Standards Code.

K. All openings in loadbearing bale walls shall be a minimum of one full bale length from any outside corner, unless exceptions are approved by an engineer or architect licensed by the state to practice. Wall or roof load present above any openings shall be carried, or transferred, to the bales below by one of the following:

1. A frame, such as a structural window or door frame.

2. A lintel, such as an angle-iron cradle, wooden beam, or wooden box beam. Lintels shall be at least twice as long as the opening is wide and extend a minimum of 24 inches beyond either side of the opening. Lintels shall be centered over openings.

3. A roof bearing assembly designed to act as a rigid beam over the opening.

L. 1. All weather–exposed bale walls shall be protected from water damage. No vapor impermeable barrier may be used on bale walls, and the civil engineer or architect may design the bale walls without any membrane barriers between straw and plaster, except as specified in this section, in order to allow natural transpiration of moisture from the bales and to secure a structural bond between plaster and straw.

2. Bale walls shall have special moisture protection provided at all horizontal surfaces exposed to the weather. This moisture protection shall be installed in a manner that will prevent water from entering the wall system.

M. 1. Interior and exterior surfaces of bale walls shall be protected from mechanical damage, flame, animals, and prolonged exposure to water. Bale walls adjacent to bath and shower enclosures shall be protected by a moisture barrier.

2. Cement stucco shall be reinforced with galvanized woven wire stucco netting or an equivalent, as approved by the building official. The reinforcement shall be secured by attachment through the wall at a maximum spacing of 24 inches horizontally and 16 inches vertically, unless substantiated otherwise by a civil engineer or architect.

3. Where bales abut other materials, the plaster or stucco shall be reinforced with galvanized expanded metal lath, or an acceptable equivalent, extending a minimum of 6 inches into the bales.

4. Earthen and lime-based plasters may be applied directly onto bale walls without reinforcement, except where applied over materials other than straw.

N. 1. All wiring within or on bale walls shall meet all the provisions of the California Electrical Code. Type "NM" or "UF" cable may be used, or wiring may be run in metallic or nonmetallic conduit systems.

2. Electrical boxes shall be securely attached to wooden stakes driven a minimum of 12 inches into the bales, or an acceptable equivalent.

O. Water or gas pipes within bale walls shall be encased in a continuous pipe sleeve to prevent leakage within the wall. Where pipes are mounted on bale walls, they shall be isolated from the bales by a moisture barrier.

P. Bales shall be protected from rain and other moisture infiltration at all times until protected by the roof of the structure.

15.10.070 To the extent this chapter does not address certain phases of construction, the applicable provisions of this Title shall govern.

Section 5. Chapter 15.12 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.12
ELECTRICAL CODE

15.12.010 California Electrical Code Adopted by Reference.

A. That certain Electrical Code known and designated as the 2013 California Electrical Code, incorporating by adoption the National Electrical Code, 2011 Edition, by the National Fire Protection Association, with necessary California amendments, all published by BNi Publications, Inc., and as herein amended, is hereby adopted by reference, and such code shall be and become the Lancaster Electrical Code, regulating the installation, arrangement, alteration, repair, maintenance, use and operation of electrical wiring, connections, fixtures, equipment and other electrical appliances.

B. One (1) copy of said 2013 California Electrical Code has been deposited in the Office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.12.020 Registered Maintenance Electricians.

A. In lieu of an individual permit for each installation or alteration, an annual permit may be issued to any person, firm or corporation regularly employing one or more registered maintenance electricians for the installation and maintenance of electrical wiring, devices, appliances, apparatus, or equipment or premises owned or occupied by the applicant for the permit. The application for such annual permit shall be made in writing to the building official and shall contain a description of the premises upon which work is to be done under the permit. Within not more than fifteen (15) days following the end of each calendar month, the person, firm or corporation to which an annual permit is issued shall transmit to the building official a report of all electrical work which has been done under the annual permit during the preceding month. A fee specified in the Fee Schedule shall be paid for each annual registered maintenance electrician's permit at the time such permit is issued. In addition, fees shall be paid for all work installed under such a permit, in accordance with the fee schedule, at the time the work is inspected.

B. "Registered Maintenance Electrician" shall mean a person holding a valid Certificate of Registration as a Maintenance Electrician issued by the County of Los Angeles.

15.12.030 Dangerous Electrical Equipment.

For the purpose of this chapter, any electrical equipment existing in any type of occupancy which has any or all of the conditions or defects described as follows shall be deemed dangerous, and such equipment shall be replaced, repaired, reinstalled, reconstructed or removed:

A. The service panel(s) or sub-panel(s) shows visual evidence of an overload.

B. The working space in front of any service panel or sub-panel as outlined in table 110.26(A)(1) is not properly maintained.

C. Live front panels are being maintained or used.

D. The fuses or circuit breakers are rated higher than those permitted by the Electrical Code.

E. The electrical conductor is in an unapproved raceway.

F. The electrical conductors from different classes of service are in a common raceway.

G. Drop cords greater than six (6) feet in length are used to connect electrical appliances.

H. The electrical equipment is not properly grounded for the protection of the electrical equipment as determined by the use being made thereof.

I. The electrical equipment is broken, cracked, or not properly maintained to meet the standards existing at the time the equipment was approved.

J. The electrical equipment is unsafe for the use intended.

15.12.040 Solar Photovoltaic Systems.
Article 690 of the 2013 California Electrical Code is hereby amended by adding the following:

690.15.1 Disconnecting Means for Multiple Arrays
Where more than one array is combined to form a single output rated more than 50 volts and/or 10 amperes, a disconnecting means rated for the output shall be installed immediately adjacent to the combiner box on the output side.

Exception: *If the combiner box is located adjacent to the inverter(s), the disconnecting means as stated above shall not be required.*

Section 6. Chapter 15.16 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.16
MECHANICAL CODE

15.16.010 California Mechanical Code Adopted by Reference.
A. That certain Mechanical Code known and designated as the 2013 California Mechanical Code, incorporating by adoption the Uniform Mechanical Code, 2012 Edition, published by the International Association of Plumbing and Mechanical Officials, with necessary California amendments, is hereby adopted by reference, and shall be and become the Lancaster Mechanical Code regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heating ventilating, and air conditioning appliances on premises within the City of Lancaster.

B. One (1) copy of said 2013 California Mechanical Code has been deposited in the Office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

Section 7. Chapter 15.12 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.20
PLUMBING CODE

15.20.010 California Plumbing Code Adopted by Reference.
A. That certain Plumbing Code known and designated as the 2013 California Plumbing Code, incorporating by adoption the Uniform Plumbing Code, 2012 Edition, published by the International Association of Plumbing and Mechanical Officials, including appendices A, B, D, G, I, K and L with necessary California amendments, and as herein amended, is hereby adopted by reference, and such code shall be and become the Lancaster Plumbing Code regulating plumbing, drainage, building sewers, and private sewage disposal systems and prescribing conditions under which such work may be carried on within the City of Lancaster and providing for the issuance of permits.

B. One (1) copy of said 2013 California Plumbing Code has been deposited in the office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.20.020 Minimum Number of Required Fixtures.
Section 412.1 of the 2013 California Plumbing Code is hereby amended to read as follows:

412.1 Fixture Count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number shown in Table 4-1 or *Table 2902.1 of the 2012 International Building Code.*

15.20.030 Gray Water Systems.
State Chapter Appendix G Section G 3, Permit, is hereby amended by deleting the paragraph and substituting the following:

G 3 Permit
It shall be unlawful for any person to construct, install or alter, or cause to be constructed, installed or altered any gray water system in a building or on a premises without first obtaining a permit to do such work from the *Division of Building and Safety. The cost of such permit shall be equal to that required for private sewage disposal system as provided by resolution of the City Council. A plan check fee shall also be required for each application for a permit. The plan check fee shall be equal to the permit fee.*

15.20.040 General Registration Requirements.

A. Except as provided in Section 15.20.060 no person shall direct or perform any plumbing or gas fitting work unless, either he or she is a registered plumbing or gas fitting contractor or registered journeyman plumber or gas fitter registered by the County of Los Angeles.

B. There shall be no more than two (2) apprentices per journeyman plumber or gas fitter on a project at any time. There shall be no limit on the number of laborers per journeyman plumber or gas fitter on any project.

15.20.050 Issuance of Permits.

A. No permit shall be issued to any person to do or cause to be done any plumbing work regulated by this code unless such person is a duly licensed contractor as required by Chapter 9, Division 3 commencing with Section 7000 of the Business and Professions Code of the State of California except as otherwise provided herein.

B. Any permit required by this code may be issued to a person to do any plumbing work regulated by this code in a single-family dwelling used exclusively for living purposes, including common accessory and minor poultry or agricultural buildings in the event that such person is the bona fide owner of such dwelling and accessory buildings and that the same are occupied and used exclusively by or are designated to be occupied and used exclusively by said owner. An owner may be issued a permit for, or perform any plumbing work covered by this code on a duplex (Max. two units) where one unit is used and occupied exclusively by the bona fide owner. An owner or property manager shall not be issued a permit for, or perform any plumbing work regulated by this code on any rental or lease property except for a duplex (Max. two units) where one unit is exclusively used and occupied by the bona fide owner.

Section 8. Chapter 15.22 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.22
SECURITY CODE

15.22.010 **Purpose**
The purpose of this chapter is to set forth minimum standards of construction for resistance to unlawful entry.

15.22.020 **Scope**
The provisions of this chapter shall apply to enclosed Groups B, F, M, R and S occupancies and enclosed private garages.

15.22.030 **Limitations**
No provisions of this chapter shall require or be construed to require devices on exit doors or on sleeping room emergency exits contrary to the requirements specified in Chapter 10 and Section 310.4 of the California Building Code.

15.22.040 **Alternate Security Provisions**
The provisions of this chapter are not intended to prevent the use of any device or method of construction not specifically prescribed by this code when such alternate provides equivalent security based on a recommendation of the county sheriff or the City Public Safety Office.

15.22.050 **Definitions**
For the purpose of this chapter, certain terms are defined as follows:

"Cylinder Guard" is a protective metal device of hardened steel, or with a hardened steel insert, that covers or surrounds the exposed portion of the lock cylinder for the purpose of protecting the cylinder from wrenching, prying, cutting, driving through or pulling out by attack tools.

"Deadbolt" is a bolt which has no automatic spring action and which is operated by a key cylinder, thumb-turn or lever, and is positively held fast when in the projected position.

"Deadlocking Latch" is a latch in which the latch bolt is positively held in the projected position by a guard bolt, plunger or auxiliary mechanism.

"Latch" is a device for automatically retaining the door in a closed position upon its closing.

15.22.060 **Tests: Sliding Glass Doors**
Panels shall be closed and locked. Tests shall be performed in the following order:

15.22.061 **Test A.** With the panels in the normal position, a concentrated load of 300 pounds shall be applied separately to each vertical pull stile incorporating a locking device, at a point or the stile within 6 inches (152.4 mm) of the locking device, in the direction parallel to the plane of glass that would tend to open the door.

15.22.062 **Test B.** Repeat Test A while simultaneously adding a concentrated load of 150 pounds to the same area of the same stile in a direction perpendicular to the plane of glass toward the interior side of the door.

15.22.063 **Test C.** Repeat Test B with the 150-pound (667.2 N) force in the reversed direction toward the exterior side of the door.

15.22.064 **Tests D, E and F.** Repeat Tests A, B and C with the movable panel lifted upwards to its full limit within the confines of the door frame.

15.22.065 **Identification.** Sliding glass door assemblages subject to the provisions of this section shall bear a label or other approved means of identification indicating compliance with

these tests. The label shall be a type authorized through a recognized testing agency which provides periodic follow-up inspection service.

15.22.070 **Tests: Sliding Glass Windows**
Sash shall be closed and locked. Tests shall be performed in the following order:

15.22.071 **Test A.** With the sliding sash in the normal position, a concentrated load of 150 pounds shall be applied separately to each sash member incorporating a locking device, at a point on the sash member within six inches (152.4 mm) of the locking device, in the direction parallel to the plane of glass that would tend to open the window.

15.22.072 **Test B.** Repeat Test A while simultaneously adding a concentrated load of 75 pounds to the same area of the same sash member in the direction perpendicular to the plane of glass toward the interior side of the window.

15.22.073 **Test C.** Repeat Test B with the 75 pounds of force in the reversed direction toward the exterior side of the window.

15.22.074 **Tests D, E and R.** Repeat Tests A, B and C with the movable sash lifted upwards to its full limit within the confines of the window frame.

15.22.075 **Identification.** Sliding glass window assemblages subject to the provisions of this section shall bear a label or other approved means of identification indicating compliance with these tests. The label shall be a type authorized through a recognized testing agency which provides periodic follow up inspection service.

15.22.080 **Doors: General**
A door forming a part of the enclosure of a dwelling unit or of an area occupied by one tenant of a building shall be constructed, installed, and secured as set forth in Sections 15.22.090, 15.22.110 and 15.22.120, when such door is directly reachable or capable of being reached from a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway, private garage, portion of the building which is available for use by the public or other tenants, or similar area. A door enclosing a private garage with an interior opening leading directly to a dwelling unit shall also comply with said Sections 15.22.090, 15.22.100, 15.22.110 and 15.22.120.

15.22.090 **Doors: Swinging Doors**

15.22.091 Swinging wooden doors which are operable from the inside without the use of a key shall be of one of the following constructions or shall be of a construction having equivalent forced entry resistance:

15.22.091.1 Solid core doors not less than 1 3/8 inches (35 mm) in thickness.

15.22.091.2 Wood panel type doors with panels fabricated of lumber not less than 1 3/8 inches (34.9mm) thick, provided shaped portions of the panels are not less than 1/4 inch (6.4 mm) thick. Individual panels shall not exceed 300 square inches (0.19 m^2) in area.

Stiles and rails shall be of solid lumber with overall dimensions of not less than 1 3/8 inches (35 mm) in thickness and 3 inches (76mm) in width. Mullions shall be considered a part of adjacent panels unless sized as required herein for stiles and rails, except mullions not over 18 inches (457 mm) long may have an overall width of not less than 2 inches (51 mm). Carved areas shall have a thickness of not less than 3/8 inch (9.5 mm). Dimensional tolerances published in recognized industry standards may be utilized.

15.22.091.3 Hollow core doors or doors less than 1 3/8 inches (35 mm) in thickness, either of which are covered on the inside face with 16-gauge sheet metal attached with screws at 6 inches (152mm) maximum centers around the perimeter. Lights in doors shall be as set forth in Sections 15.22.140 and 15.22.150.

15.22.092 A single swinging door, the active leaf of a pair of doors, and the bottom leaf of dutch doors shall be equipped with a deadbolt and a latch. A dead latch shall be used if a key locking feature is incorporated in the latching mechanism. The deadbolt and latch may be activated by one lock or by individual locks. Deadbolts shall contain hardened inserts, or the equivalent, so as to repel cutting tool attack. The deadbolt lock or locks shall be key operated from the exterior side of the door and engaged or disengaged from the interior side of the door by a device not requiring a key, tool or excessive force.

EXCEPTIONS:

1. The latch may be omitted from doors in Group B occupancies.
2. In other than residential occupancies, locks maybe key operated, or otherwise operated from the inside when not prohibited by Chapter 10 of the California Building Code or other laws and regulations.
3. A swinging door of greater than 5 feet (1524 mm) width may be secured as set forth in Section 15.22.110.
4. In residential occupancies, doors not required by Section 310.4 or 1004.1 of the California Building Code may be equipped with security type hardware which requires a key to release from the interior side of the door if the sleeping rooms are protected with a fire warning system as set forth in Section 310.9 of the California Building Code.

A straight deadbolt shall have a minimum throw of 1 inch (25.4 mm) and the embedment shall not be less than 5/8 inch (15.9 mm) into the holding device receiving the projected bolt. A hook shape or expanding lug deadbolt shall have a minimum throw of 3/4 inch (19 mm). All deadbolts of locks which automatically activate two or more deadbolts shall embed at least 1/2 inch (12.7 mm), but need not exceed 3/4 inch (19 mm), into the holding devices receiving the projected bolts.

15.22.093 The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a deadbolt or deadbolts as set forth in Section 6709.2.

EXCEPTIONS:

1. The bolt or bolts need not be key operated, but shall not be otherwise activated, from the exterior side of the door.

2. The bolt or bolts may be engaged or disengaged automatically with the deadbolt or by another device on the active leaf or lower leaf.

3. Manually operated hardened bolts that are at the top and bottom of the leaf and which embed a minimum of 1/2 inch (12.7 mm) into the device receiving the projected bolt may be used when not prohibited by Chapter10 or other laws and regulations.

15.22.094 Doorstops on wooden jambs for in swinging doors shall be of one-piece construction with the jamb or joined by a rabbet.

15.22.095 Non-removable pins shall be used in pin type hinges which are accessible from the outside when the door is closed.

15.22.096 Cylinder guards shall be installed on cylinder locks for deadbolts whenever the cylinder projects beyond the outside face of the door or is otherwise accessible to attack tools.

15.22.100 **Doors: Sliding Glass Doors**
Sliding glass doors shall be equipped with locking devices and shall be so installed that, when subjected to tests specified in Section 15.22.060, they remain intact and engaged. Movable panels shall not be rendered easily openable or removable from the frame during or after the tests. Cylinder guards shall be installed on all mortise or rim type cylinder locks installed in hollow metal doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. Locking devices installed on sliding glass doors providing the exit required by Section 1003 or providing for the emergency escape or rescue required by Section 310.4 shall be releasable from the inside without the use of a key, tool or excessive force.

15.22.110 **Doors: Overhead and Sliding Doors**
Metal or wooden overhead and sliding doors shall be secured with a deadbolt lock, padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Locking devices, when installed at the jamb of metal or wooden overhead doors, shall be installed on both jambs when such doors exceed 9 feet (2743 mm) in width. Metal or wooden sliding doors exceeding 9 feet (2743 mm) in width and provided with a jam blocking device shall have the door side opposite the lock restrained by a guide or retainer. Cylinder guards shall be installed on all mortise or rim type cylinder locks installed in hollow metal doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.

15.22.120 **Doors: Metal Accordion Grate or Grille-Type Doors**
Metal accordion grate or grille-type doors shall be equipped with metal guides at top and bottom, and a cylinder lock or padlock and hardened steel shackle shall be provided. Cylinder guards shall be installed on all mortise or rim type cylinder locks installed in hollow metal doors

whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.

15.22.130 **Lights: General**
A window, skylight or other light forming a part of the enclosure of a dwelling unit or of an area occupied by one tenant of a building shall be constructed, installed and secured as set forth in Sections 15.22.140 and 15.22.150, when the bottom of such window, skylight or light is not more than 16 feet (4877 mm) above the grade of a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway, private garage, portion of the building which is available for use by the public or other tenants, or similar area. A window enclosing a private garage with an interior opening leading directly to a dwelling unit shall also comply with Sections 15.22.140 and 15.22.150.

15.22.140 **Lights: Material**
Lights within 40 inches (1016 mm) of a required locking device on a door when in the closed and locked position and openable from the inside without the use of a key, and lights with a least dimension greater than 6 inches (152 mm) but less than 48 inches (1219 mm) in Groups B, F, M and S occupancies, shall be fully tempered glass, laminated glass of at least 1/4 inch (6.4 mm) thickness, approved burglary resistant material, or guarded by metal bars, screens or grilles in an approved manner.

15.22.150 **Lights: Locking Devices**

15.22.151 Locking devices installed on windows providing the emergency egress required by Section 310.4 shall be releasable from the inside without use of a key, tool or excessive force.

15.22.152 Sliding glass windows shall be provided with locking devices that, when subject to the tests specified in Section 15.22.070, remain intact and engaged. Movable panels shall not be rendered easily openable or removable from the frame during or after the tests.

15.22.153 Other openable windows shall be provided with substantial locking devices which render the building as secure as the devices required by this section. In Groups B, F, M and S occupancies, such devices shall be a glide bar, bolt, cross bar, and/or padlock with hardened steel shackle.

15.22.154 Special. Louvered windows, except those above the first story in Group R occupancies which cannot be reached without a ladder, shall be of material or guarded as specified in Section 15.22.140, and individual panes shall be securely fastened by mechanical fasteners that require a tool for removal and are not accessible on the outside when the window is in the closed position.

15.22.160 **Other Openings: General**
Openings, other than doors or lights, which form a part of the enclosure, or portion thereof, housing a single occupant, and the bottom of which is not more than 16 feet (4877 mm) above the grade of a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway or similar area, or from a private garage, or from a portion of the building which is occupied, used

or available for use by the public or other tenants, or an opening enclosing a private garage attached to a dwelling unit with openings therein, shall be constructed, installed and secured as set forth in Section 15.22.170.

15.22.170 **Hatchways, Scuttles and Similar Openings**

15.22.171 Wooden hatchways of less than 1 ¾-inch-thick (44 mm) solid wood shall be covered on the inside with 16-gage sheet metal attached with screws at 6-inch-maximum (152 mm) centers around perimeter.

15.22.172 The hatchway shall be secured from the inside with a slide bar, slide bolt, and/or padlock with a hardened steel shackle.

15.22.173 Outside pin type hinges shall be provided with non-removable pins or a means by which the door cannot be opened through removal of hinge pins while the door is in the closed position.

15.22.174 Other openings exceeding 96 square inches (0.062 m^2) with a least dimension exceeding 8 inches (203 mm) shall be secured by metal bars, screens or grilles in an approved manner.

Section 9. Chapter 15.24 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.24
PROPERTY MAINTENANCE CODE

15.24.010 International Property Maintenance Code Provisions Adopted by Reference.
A. That certain Property Maintenance Code known and designated as of the 2012 International Property Maintenance Code, including Appendix A, published by the International Conference of Building Officials, as herein amended, is hereby adopted by reference, and such codes shall be and become the International Property Maintenance Code of Lancaster, regulating the use and maintenance of all existing structures, premises and certain equipment therein, and providing penalties for violation of such codes.

B. One (1) copy of said 2012 Property Maintenance Code has been deposited in the office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.24.020 Title.
Section 101.1 of the International Property Maintenance Code is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *International Property Maintenance Code of Lancaster*, hereinafter referred to as "this code."

15.24.030 Application of Other Codes.
Section 102.3 of the International Property Maintenance Code is hereby amended to read as follows:

102.3 Application of other codes. Repairs, additions or alterations of a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *Lancaster Building Code, Lancaster Energy Code, Lancaster Fire Code, Lancaster Zoning Code, Lancaster Plumbing Code, Lancaster Mechanical Code and Lancaster Electrical Code.*

15.24.040 Fees.
Section 103.5 of the International Property Maintenance Code is hereby amended to read as follows:

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be paid as required, in accordance with the schedule as adopted by resolution of the City Council of the City of Lancaster.

15.24.050 Duties and Powers of the Code Official.
Section 104 of the International Property Maintenance Code is hereby amended by adding subsection 104.7, to read as follows:

104.7 Regulations. The code official is authorized to promulgate rules and regulations to implement the provisions of this code.

15.24.060 Violations.
Section 106 of the International Property Maintenance Code is hereby deleted in its entirety and replaced with the following:

106 Violations. It is unlawful for any person to violate any provision or to fail to comply with any requirement of this code. Any person violating this code is subject to the penalty, administrative and abatement provisions set forth in Chapters 1.12, 1.16 and 8.28 of the Lancaster Municipal Code.

15.24.070 Notices and Orders.
Section 107 of the International Property Maintenance Code is hereby deleted in its entirety and replaced with the following:

107 Notices and orders. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, he/she may give notice in a manner that comports with the Lancaster Administrative Code, Lancaster Dangerous Buildings Code, other applicable provisions of the Lancaster Municipal Code, and/or the State Housing Law (commencing with Section 17910 of the California Health & Safety Code).

15.24.080 Terms Defined in Other Codes.
Section 201.3 of the International Property Maintenance Code is hereby amended to read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *Lancaster Building Code, Lancaster Fire Code, Lancaster Zoning Code, Lancaster Plumbing Code, Lancaster Mechanical Code or Lancaster Electrical Code,* such terms shall have the meanings ascribed to them as stated in those codes.

15.24.090 Definitions.
Section 201.6 of the International Property Maintenance Code is hereby added to read as follows:

201.6 Definitions. Whenever any of the names or terms defined in this section is used in this Code, each such name or term shall be deemed and construed to have the meaning ascribed to be in this section as follows:

"Building Code" shall mean chapter 15.08 of the Lancaster Municipal Code.

"Code Official" shall mean the Building and Safety Official of the City of Lancaster.

"Electrical Code" shall mean Chapter 15.12 of the Lancaster Municipal Code.

"Elevator Code" shall mean the 2013 California Elevator Safety Construction Code.

"Energy Code" shall mean Chapter 15.28 of the Lancaster Municipal Code.

"Fire Code" shall mean Chapter 15.32 of the Lancaster Municipal Code.

"Green Building Standards Code" shall mean Chapter 15.34 of the Lancaster Municipal Code.

"Historical Building Code" shall mean Chapter 15.30 of the Lancaster Municipal Code.

"Jurisdiction" shall mean the City of Lancaster.

"Mechanical Code" shall mean Chapter 15.16 of the Lancaster Municipal Code.

"Plumbing Code" shall mean Chapter 15.20 of the Lancaster Municipal Code.

"Property Maintenance Code" shall mean Chapter 15.24 of the Lancaster Municipal Code.

"Residential Code" shall mean Chapter 15.09 of the Lancaster Municipal Code.

"Technical Codes" shall mean Chapters 15.08, 15.09, 15.10, 15.12, 15.16, 15.20, 15.22, 15.24, 15.28, 15.30, 15.32 and 15.34 of the Lancaster Municipal Code.

15.24.100 General.
Section 202 of the International Property Maintenance Code is hereby amended by amending the definitions of "Owner" and "Person" and by adding the definition of "Responsible Person," as follows:

202 General definitions.
Owner. Any person having legal title to, or who leases, rents, occupies or has charge, control or possession of, any real property in the city, and/or the personal property thereon, including all persons shown as owners on the last equalized assessment roll of the Los Angeles County Assessor's Office. Owners include persons with powers of attorney, executors of estates, trustees, or who are court appointed administrators, conservators, guardians or receivers.

Person. Any individual, partnership of any kind, corporation, limited liability company, association, joint venture or other organization or entity, however formed, as well as trustees, heirs, executors, administrators or assigns, or any combination of such persons. "Person" also includes any public entity or agency that acts as an owner in the city.

Responsible Person. Any person, whether as an owner as defined herein, or otherwise, that allows, causes, creates, maintains or permits a violation of this code, by any act or the omission of any act or duty. The actions or inactions of a responsible person's agent, employee, representative or contractor may be attributed to that responsible person.

15.24.110 Weeds.
Section 302.4 of the International Property Maintenance Code is hereby amended to read as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs; however, this term shall not include cultivated flowers, fruits and/or vegetables.

15.24.120 Insect Screens.
Section 304.14 of the International Property Maintenance Code is hereby amended to read as follows:

304.14 Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

15.24.130 Heating and Air Conditioning Facilities.
Section 602 of the International Property Maintenance Code is hereby amended to read as follows:

602 Heating and Air Conditioning Facilities

15.24.140 Facilities Required.
Section 602.1 of the International Property Maintenance Code is hereby amended to read as follows:

602.1 Facilities required. Heating and air conditioning facilities shall be provided in structures as required by this section.

15.24.150 Residential Occupancies.
Section 602.2.1 of the International Property Maintenance Code is hereby added as follows:

602.2.1 Residential occupancies. Dwellings shall be provided with air conditioning facilities at all times, capable of maintaining a maximum room temperature of 80°F in all habitable rooms.

15.24.160 Heat and Air Conditioning Supply.
Section 602.3 of the International Property Maintenance Code is hereby amended to read as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units shall supply heat at all times to maintain a minimum temperature of 68° F (20° C) in all habitable rooms, bathrooms and toilet rooms.

15.24.170
Section 602.3.1 of the International Property Maintenance Code is hereby added as follows:

602.3.1 Air conditioning supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units shall supply air conditioning at all times, to maintain a maximum temperature of 80° F in all habitable rooms,

15.24.180 Occupiable Work Spaces.
Section 602.4 of the International Property Maintenance Code is hereby amended to read as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat at all times to maintain a minimum temperature of 65° F (18° C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities.

Section 15, 24.190 Mechanical Equipment
Section 603.1 of the International Property Maintenance Code is hereby amended to read as follows:

603.1 Mechanical appliances All mechanical appliances, fireplaces, evaporative coolers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Section 10. Chapter 15.26 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.26
DANGEROUS BUILDINGS CODE

15.26.010 Abatement of Dangerous Buildings Adopted by Reference.
A. That certain Dangerous Buildings Code known and designated as the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, as herein amended, is hereby adopted by reference, and such code shall be and become the Lancaster Dangerous Buildings Code regulating the repair, vacation, or demolition of buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or the occupants or such building or structure. Said code shall be cumulative with and in addition to any other remedy or provision of the Lancaster Municipal Code, and where any provisions of this code conflict with any other provision of the Lancaster Municipal Code, the most restrictive or the provision that provides greater safety shall apply.

B. One (1) copy of said Uniform Code for the Abatement of Dangerous Buildings 1997 Edition has been deposited in the Office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.26.020 Appeals.
Section 205 Board of Appeals, of the Uniform Code for the Abatement of Dangerous Buildings is hereby deleted in its entirety and replaced with the following:

205 Appeals. Appeals shall be filed, scheduled and conducted in the manner set forth in Chapter 15.04 of the Lancaster Municipal Code.

15.26.030 Definitions.
Section 301 of the Uniform Code for the Abatement of Dangerous Buildings is hereby deleted in its entirety and replaced with the following:

301 General. Whenever any of the names or terms defined in this section is used in this Code, each such name or term shall be deemed and construed to have the meaning ascribed to be in this section as follows:

"Building Code" shall mean chapter 15.08 of the Lancaster Municipal Code.

"Building Official" shall mean the Building and Safety Official of the City of Lancaster.

"Code Enforcement Agency" or "Local Building Department" shall mean the Building and Safety Division of the Department of Public Works of the City of Lancaster.

"Electrical Code" shall mean Chapter 15.12 of the Lancaster Municipal Code.

"Elevator Code" shall mean the 2013 California Elevator Safety Construction Code.

"Energy Code" shall mean Chapter 15.28 of the Lancaster Municipal Code.

"Fire Code" shall mean Chapter 15.32 of the Lancaster Municipal Code.

"Green Building Standards Code" shall mean Chapter 15.34 of the Lancaster Municipal Code.

"Historical Building Code" shall mean Chapter 15.30 of the Lancaster Municipal Code.

"Jurisdiction" shall mean the City of Lancaster.

"Mechanical Code" shall mean Chapter 15.16 of the Lancaster Municipal Code.

"Plumbing Code" shall mean Chapter 15.20 of the Lancaster Municipal Code.

"Property Maintenance Code" shall mean Chapter 15.24 of the Lancaster Municipal Code.

"Residential Code" shall mean Chapter 15.09 of the Lancaster Municipal Code.

"Technical Codes" shall mean Chapters 15.08, 15.09, 15.10, 15.12, 15.16, 15.20, 15.22, 15.24, 15.28, 15.30, 15.32 and 15.34 of the Lancaster Municipal Code.

15.26.040 Terms Defined in Other Codes.
Section 301.1 of the Uniform Code for the Abatement of Dangerous Buildings is hereby added to read as follows:

301.1 Terms defined in other codes. Where terms are not defined in this code and are defined in the *Lancaster Building Code, Lancaster Fire Code, Lancaster Zoning Code, Lancaster Plumbing Code, Lancaster Mechanical Code or Lancaster Electrical Code,* such terms shall have the meanings ascribed to them as stated in those codes.

Section 11. Chapter 15.28 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.28
ENERGY CODE

15.28.010 California Energy Code Provisions Adopted by Reference.

A. That certain Energy Code known as the 2013 California Energy Code, including Appendix 1-A, published by the International Conference of Building Officials, is hereby adopted by reference, and such code shall be and become the Lancaster Energy Code, regulating the construction, enlargement, alteration, repair, moving, conversion, use, occupancy and maintenance of all structures and certain equipment therein and providing penalties for violation of such codes.

B. One (1) copy of said 2013 California Energy Code has been deposited in the office of the City Clerk of the City of Lancaster and shall be at all times maintained by said Clerk for use and examination by the public.

15.28.020 Implementation of Solar Energy Systems.

Subchapter 2 of the California Energy Code is hereby amended by adding Section 110.11 to read as follows:

SECTION 110.11
MANDATORY REQUIREMENTS FOR THE IMPLEMENTATION OF SOLAR ENERGY SYSTEMS

(a) Purpose and intent. It is the purpose and intent of this section to provide standards and procedures for builders of new dwelling units to install solar energy systems in an effort to achieve energy savings and greater usage of alternative energy. It is intended that each dwelling unit owner or tenant shall be the beneficiary of achieved energy savings.

(b) Applicability. These specific standards are applicable for all new dwelling units with a building permit issuance date on or after January 1, 2014.

Exception: Accessory dwelling units.

(c) Provision of solar energy systems.

1. A builder shall provide solar energy systems for new homes in accordance with the energy generation requirements as listed in Section 17.08.060 of the Lancaster Municipal Code. It is intended that no individual installed system shall produce less than 1.0 kW.

2. Installation of solar energy systems is not required for all homes within a production subdivision; however, the builder shall meet the aggregate energy generation requirement within the subdivision (as calculated by the per-unit energy generation requirement multiplied by the number of homes in the subdivision). For example, an R-7000 subdivision with ten (10) homes that is required to provide 1.0 kW per unit would have an aggregate energy generation requirement of 10 kW for the subdivision. The 10 kW energy generation

requirement can be met with two homes having solar energy systems generation 5 kW each, or with four homes having systems generating 2.5 kW each.

3. Homebuilders shall demonstrate through building plan check their intention to meet the solar energy generation requirement.

4. Homebuilders shall build solar energy systems on model homes, reflective of the products that will be offered to homebuyers.

5. If a tract is built in phases, the solar energy generation requirement shall be fulfilled for each phase, or release of homes.

6. Solar energy systems shall meet the development standards and guidelines as described in the Lancaster Zoning Code.

7. Solar energy systems for multi-family developments may be provided on rooftops, or on solar support/shade structures.

(d) Alternative methods of compliance. If site-specific situations make it impractical for a developer to meet the requirements of this section, the developer may propose an alternative method of compliance with the intent of this section. An alternative method of compliance shall be approved where the building official finds that the proposed alternative is satisfactory and complies with the intent of the provisions of this section.

Section 12. Chapter 15.30 of the Lancaster Municipal Code is hereby created by adding the Chapter in its entirety to read as follows:

CHAPTER 15.30
HISTORICAL BUILDING CODE

15.30.010 California Historical Building Code Provisions Adopted by Reference.

A. That certain Historical Building Code known and designated as the 2013 California Historical Building Code, published by the International Conference of Building Officials, is hereby adopted by reference, and such code shall be and become the Lancaster Historical Building Code, regulating the enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area and maintenance of all qualified historical structures and certain equipment therein and providing penalties for violation of such codes.

B. One (1) copy of said California Historical Building Code 2013 Edition has been deposited in the Office of the City Clerk of the City of Lancaster, and shall be at all times maintained by said Clerk for use and examination by the public.

Section 13. Chapter 15.32 of the Lancaster Municipal Code is hereby amended by rewriting the Chapter in its entirety to read as follows:

CHAPTER 15.32
FIRE CODE

15.32.10 Los Angeles County Fire Code Adopted by Reference.

A. That certain Fire Code known and designated as the 2014 County of Los Angeles Fire Code, incorporating by adoption the 2013 California Building Code, including Appendix B of the California Fire Code, Appendix C of the California Fire Code, Appendix J of the 2013 California Fire Code, Appendix K, and Appendix L, all published by the International Conference of Building Officials, as herein amended, is hereby adopted by reference and such code shall be and become the Lancaster Fire Code which prescribes regulations governing conditions hazardous to life and property from fire or explosion within the City of Lancaster.

B. One (1) copy of said County of Los Angeles Fire Code 2014 Edition has been deposited in the Office of the City Clerk of the City of Lancaster, and shall be at all times maintained by said Clerk for use and examination by the public.

15.32.020 Board of Appeals.

Section 103.1.4 of the Los Angeles County Fire Code, Appeals, is hereby deleted in its entirety and replaced with the following:

103.1.4 Appeals. Appeals shall be filed, scheduled and conducted in the manner set forth in Chapter 15.04 of the Lancaster Municipal Code.

15.32.030 Definitions and Abbreviations.

Article 2 of the Los Angeles County Fire Code, Definitions and Abbreviations, is hereby added or amended to whenever any of the names or terms defined in this section are used in this Code, and each such name or term shall be deemed and construed to have the meaning ascribed to be in this section as follows:

"Building Code" shall mean chapter 15.08 of the Lancaster Municipal Code.

"Building Official" shall mean the Building and Safety Official of the City of Lancaster.

"Garage" is a building or portion thereof in which a motor vehicle containing flammable or combustible liquids or gas in its tank or an electric vehicle with a rechargeable storage battery, fuel cell, photovoltaic array, or other sources of electric current is stored, repaired, charged (electric vehicle only) or kept.

"Garage, Private" is a building or portion of a building not more than 1,000 square feet in area in which a motor vehicle containing flammable or combustible liquids or gas in its tank or an electric vehicle with a rechargeable storage battery, fuel cell, photovoltaic array, or other sources of electric current is stored, repaired, charged (electric vehicle only) or kept.

"Governing Body" shall mean Lancaster City Council.

"Jurisdiction" shall mean the City of Lancaster.

"Mechanical Code" shall mean chapter 15.16 of the Lancaster Municipal Code.

"Plumbing Code" shall mean chapter 15.20 of the Lancaster Municipal Code.

15.32.040 Obstruction of fire apparatus access roads.
Section 503.4 shall read as published in the 2013 California Fire Code without Los Angeles County amendments.

15.32.050 Traffic calming devices.
Section 503.4.1 shall be deleted in its entirety.

Section 14. Chapter 15.34 of the Lancaster Municipal Code is hereby created by adding the Chapter in its entirety to read as follows:

CHAPTER 15.34
GREEN BUILDING STANDARDS CODE

15.34.010 California Green Building Standards Code Provisions Adopted by Reference.
A. That certain Green Building Standards Code known and designated as the 2013 California Green Building Standards Code, published by the International Conference of Building Officials, is hereby adopted by reference, and such codes shall be and become the Lancaster Green Building Standards Code, regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area and maintenance of all structures and certain equipment therein and providing penalties for violation of such codes.

B. One (1) copy of said California Green Building Standards Code 2013 Edition has been deposited in the Office of the City Clerk of the City of Lancaster, and shall be at all times maintained by said Clerk for use and examination by the public.

Section 15. Finding - Necessity. Findings made pursuant to Section 17958.7 of the State Health and Safety Codes are contained in Resolution No. .

Section 16. Constitutionality. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one (1) or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 17. Effective Date. This ordinance shall be in full force and effect on January 1, 2014.

Section 18. Posting. The City Clerk shall certify to the passage of this ordinance and shall cause it to be published according to legal requirements.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 22nd day of October, 2013, and placed upon its second reading and adoption at a regular meeting of the City Council on the 12th day of November, 2013 by the following vote:

AYES: **Council Members: Johnson, Mann, Vice Mayor Crist, Mayor Parris**

NOES: **None**

ABSTAIN: **None**

ABSENT: **Council Member: Smith**

ATTEST:

Geri K. Bryan
GERI K. BRYAN, CMC
City Clerk
City of Lancaster

APPROVED:

for
R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, Geri K. Bryan, City Clerk City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 994, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this 12th day of December, 2013.

Geri K Bryan

(seal)