STATE OF CALIFORNIA – GOVERNMENT OPERATIONS AGENCY GOVERNOR EDMUND G. BROWN JR.

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

January 13, 2014

Desiree Jimenez
Deputy City Clerk
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

RE: Ordinance #2259

Dear Ms. Jimenez:

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

CITY OF SOUTH PASADENA
OFFICE OF THE CITY CLERK
1414 MISSION STREET, SOUTH PASADENA, CA 91030
TEL: 626.403.7230 • FAX: 626.403.7211 • EMAIL: SKILBY@CI.SOUTH-PASADENA.CA.US
WWW.CI.SOUTH-PASADENA.CA.US

December 9, 2013

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

Re: City of South Pasadena City Council Ordinance No. 2259 – Fire Code Update and List of Findings

To Whom It May Concern:

Please find submitted herewith a certified copy of City of South Pasadena City Council Ordinance No. 2259 - Making Certain Findings and Repealing the Current Chapter 14 (Fire Prevention) and Amending the South Pasadena Municipal Code to Add a New Chapter 14 (Fire Prevention) to Adopt by Reference and Amend the 2013 California Fire Code. Additionally attached is an itemized list of findings.

The Building Code and Urgency Building Code Ordinances will be presented to the City Council for second reading and adoption on December 18, 2013, upon which time a copy of the fully executed ordinance will be mailed to you.

Please do not hesitate to contact the City of South Pasadena City Clerk's Office at (626) 403-7230, should you have any questions.

Sincerely,

Desiree Jimenez,
Deputy City Clerk

Enclosures

OLD WATERING TROUGH

Code Section	Condition	Explanation of Amendment
Section 603.6.6	Climactic /Geographic	It is necessary and applicable that Non-required fire protections be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
903.2.1.1	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
903.2.1.3	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
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903.2.4	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
903.2.6	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
903.2.7	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
903.2.8	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
903.2.9	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
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903.2.11.7	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
903.2.11.8	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
903.2.11.9	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
907.1.6	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
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907.1.6	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.

5601.1.2	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
5609	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
4901.3	Climactic /Geographic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of South Pasadena being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.

Chapt 14.4	Climactic /Geographic	It is necessary and applicable due to low humidity, strong winds, and dry vegetation the Fire Department could not find sufficient evidence to allow the use of any roof materials that does meet Class 'A' assembly. (conforming to Los Angeles County Building Code).

ORDINANCE NO. 2259

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, MAKING CERTAIN FINDINGS AND REPEALING THE CURRENT CHAPTER 14 (FIRE PREVENTION) AND AMENDING THE SOUTH PASADENA MUNICIPAL CODE TO ADD A NEW CHAPTER 14 (FIRE PREVENTION) TO ADOPT BY REFERENCE AND AMEND THE 2013 CALIFORNIA FIRE CODE

WHEREAS, the 2013 California Fire Code, has been published by the International Code Council ("2012 International Fire Code"), and the California Building Standards Commission; and

WHEREAS, the City of South Pasadena ("City") is required to adopt and amend as required by the California Fire Code prior to January 1, 2014; and

WHEREAS, the City is located in the County of Los Angeles, and is subject to long periods of dry, hot and windy climates, which increase the chance of a fire occurring and predispose the City to large destructive fires. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in moderate density housing or vegetation. These fires spread very quickly and create a need for increased levels for fire prevention and protection; and

WHEREAS, the geographic layout and contours of the City create barriers for accessibility for fire suppression forces. Due to the City's close proximity to major fault lines; there is a significant possibility for multiple fires spreading out of control due to ruptured gas lines and multiple structural collapses. Because of the major earthquake hazard, and due to some older nonconforming buildings, it is necessary during new construction or building renovation to use the City ordinance to control and minimize conditions hazardous to life and property, which may result from fire, hazardous materials or an explosion; and

WHEREAS, the water supply (domestic and fire flow) system within the City is directly affected by the topographical layout of City. The distribution system consists of high-low pressure and gravity systems zones, which carry the water from various reservoirs and storage tanks to different zones via water pipes. These street mains consist of high-pressure lines and low-pressure lines where the pressure and flows are adequate in most of the areas of the City. This variation of pressure causes major problems to development, as well as fire suppression forces. The southwest quadrant of South Pasadena has been designated as a High Fire Hazard Area as provided by state law.

CERTIFIED COPY
THIS IS A TRUE AND CERTIFIED COPY OF THE DOCUMENT
ON FILE IN THE OFFICIAL RECORDS OF
THE CITY OF SOUTH PASADENA
Deputy City Clerk 12/05/2013 Date
*This certification appears in blue ink with an original signature and bears the seal of the City of South Pasadena.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds that the foregoing recitations herein describe climatic, geological and topographical characteristics within South Pasadena which result in the need to modify the California Fire Code, as set forth in Section 14.3 of the new Chapter 14 herein, to protect the public health, safety and welfare of the South Pasadena community.

SECTION 2. The City Council hereby finds that the herein adoption of the California Fire Code, with amendments, is exempt from further environmental review under the provisions of the California Environmental Quality Act ("CEQA") pursuant to State Guideline Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The City Council finds from the evidence presented that it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

SECTION 3. The City Council hereby repeals Chapter 14 (Fire Prevention) of the South Pasadena Municipal Code ("SPMC"), in its entirety and hereby amends SPMC, with the addition of the following Chapter 14 (Fire Prevention):

CHAPTER 14
FIRE PREVENTION

14.1 California Fire Code Adopted – Where Filed
14.2 Title, Penalties and Geographic Limits
14.3 Amendments to the California Fire Code
14.4 Special Provisions Related to Roof Types

14.1 California Fire Code Adopted – Where Filed

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of South Pasadena, being marked and designated as the *California Fire Code*, 2013 edition, including Appendix Chapter 4; Appendix A, B, BB, C, CC, D, E, F, G, H, I, J, K, History Note Appendix, as published by the International Code Council, be and is hereby adopted by reference as the Fire Code of the City of South Pasadena, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazard arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in

the occupancy of building and premises as herein provided; providing for the issuance of permits and collections of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part thereof, as if fully set out in ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

14.2 Title, Penalties and Geographic Limits

That the following sections of Appendix Chapter 1 of the California Fire Code 2013 edition are hereby revised:

TITLE

Section 101.1 Title. These regulations shall be known as the Fire Code of City of South Pasadena, hereinafter referred to as "this code."

PENALTIES

Section 109.4. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred ($500.00) dollars or by imprisonment not exceeding six (6) months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, be liable to fine of not less than five hundred ($500.00) dollars or more than one thousand ($1,000.00) dollars.

GEOGRAPHIC LIMITS

That the geographic limits referred to in certain sections of the California Fire Code 2013 edition are hereby established as follows:

Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above ground tanks outside of buildings is prohibited with the limits established by law as the limits of the City of South Pasadena, may be exempted by the Fire Chief.

Section 5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above ground tanks is prohibited with the limits established by law as the limits of the City of South Pasadena, may be exempted by the Fire Chief.

Section 5806.2 Storage of flammable cryogenic fluids is stationary containers outside of buildings is prohibited with the limits established by law as the limits of the City of South Pasadena, may be exempted by the Fire Chief.

Section 6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons within the City limits of the City of South Pasadena.

14.3 Amendments to the California Fire Code

603.6.6, 903.2.1.1, 903.2.1.3, 903.2.1.4, 903.2.3, 903.2.4, 903.2.6, 903.2.7, 903.2.8, 903.2.9, 903.2.9.1, 903.2.11.7, 903.2.11.8, 903.2.11.9, 907.1.6, 5601.1.2, 5609, 4901.3 re added to and amended in the California Fire Code as follows:

a. **CHAPTER 6 Building Services and Systems**
Section 603 Fuel-Fired Appliances

603.6.6. Each chimney in conjunction with any fireplace or heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor having openings not larger than one-half inch and constructed of iron, heavy wire mesh or other noncombustible material.

b. **CHAPTER 9 Fire Protection Systems.**
Section 903 Automatic Sprinkler Systems

Section 903.2.1.1, Item number 1 is amended in its entirety to read:

1. The fire areas exceeds 6,000 square feet

Section 903.2.1.3, Item number 1 is amended in its entirety to read:

1. The fire areas exceeds 6,000 square feet

Section 903.2.1.4, Item number 1 is amended in its entirety to read:

1. The fire areas exceeds 6,000 square feet

Section 903.2.3, Item number 1 is amended in its entirety to read:

1. Throughout all Group E fire areas greater than 6,000 square feet in fire area or with a calculated occupant load of 100 persons.

Section 903.2.4, Item number 1 is amended in its entirety to read:

1. Where a Group F-1 fire area exceeds 6,000 square feet.

Section 903.2.4, Item number 3 is amended in its entirety to read:

3. Where the combined area of all Group F-1 fire areas on all floors including any mezzanines, exceeds 12,000 square feet.

Section 903.2.6, Exception Numbers 1 through 4 is deleted.

Section 903.2.6, Item number 1 is amended in its entirety to read:

1. Where a Group M fire area exceeds 6,000 square feet.

Section 903.2.7, Item number 3 is amended in its entirety to read:

3. Where the combined area of all Group M fire areas on all floors including any mezzanines, exceeds 12,000 square feet.

Section 903.2.8, Item number 1 amended in its entirety to read:

1. Single family dwelling units not classified as Group R-3.1 or R-4 and not more than three (3) stories above grade plane in height.

Section 903.2.9, Item number 1 is amended in its entirety to read:

1. Where a Group S-1 fire area exceeds 6,000 square feet.

Section 903.2.9, Item number 3 is amended in its entirety to read:

3. Where the combined area of all Group S-1 fire areas on all floors including any mezzanines exceeds 12,000 square feet.

Section 903.2.9.1 Item number 1 is amended in its entirety to read:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 6,000 square feet.

Section 903.2.9.1 Item number 2 is amended in its entirety to read:

2. One-story buildings with a fire area containing a repair garage exceeding 6,000 square feet.

A new Section 903.2.11.7 is added and shall read:

903.2.11.7 Buildings three or more stories in height. Regardless of occupancy type, an automatic sprinkler system shall be installed throughout all buildings or structures, three or more stories in height above grade plane.

Exceptions: 1. Single family dwelling units not classified as Group R-3.1 or R-4 Occupancies.
2. Open parking structures.

A new Section 903.2.11.8 is added and shall read:

903.2.11.8 Structures exceeding 6,000 square feet in fire area. Regardless of occupancy type, an automatic sprinkler system shall be installed throughout all buildings or structures, exceeding 6,000 square feet in total fire area.

Exception: Open parking structures.

A new Section 903.2.11.9 is added and shall read:

903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or

area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:

1. An addition of over 500 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code;

2. Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the value of the work proposed exceeds fifty percent (50%) of the replacement cost of the building, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;

3. Within any twelve (12) calendar month period of time, any addition and alteration to any existing building or structure where the value of the work proposed exceeds fifty percent (50%) of the replacement cost of the building, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;

A new Section 907.1.6 is added and shall read:

907.1.6 Where required. An approved manual, automatic or manual and automatic fire alarm system complying with Sections 907.2.1 through 907.2.29 shall be provided in all new buildings with a fire area exceeding 3,000 square feet.

c. **CHAPTER 56 Explosives and Fireworks**
Section 5601 General

5601.1.2 Fireworks. The manufacturing, possession, storage, sale, use and handling of fireworks, including without limitation, "Safe and Sane" fireworks, is prohibited.

Exceptions:

1. Storage of fireworks in accordance with the requirements for low order explosives in California Code of Regulations, Title 19, Division 1, Chapter 10.
2. Storage of fireworks, 1.4G in accordance with the Building Code.
3. Use and handling of fireworks for professional display in accordance with California Code of Regulations, Title 19, Division 1, Chapter 6 Fireworks.

5609 Seizure of Fireworks. The fire code official has the authority to seize, take and remove fireworks stored, sold, offered for sale, used or handled in violation of the provisions of California Code of Regulations, Title 19, Division 1, Chapter 6 Fireworks and California Health and Safety Code, Chapter 9.

d. **CHAPTER 49 Requirements for Wildland-Urban Interface Fire Areas**

Section 4901 General

4901.3 General Scope. The mitigation of conditions where a wildfire burning in vegetative fuels may readily transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities, or result in large property losses shall comply with this chapter and the 2012 International Wildland-Urban Interface Code developed by the International Code Council (ICC).

14.4 Special Provisions Related to Roof Types

Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class A roof material.

Exception:

Any re-roofing shall provide Class A roof material for the entire roof when the aggregated re-roofing for the same building during any consecutive twelve months exceeds fifty percent of the square foot area of the existing roof.

SECTION 4. That Ordinance No. 2215 of the City of South Pasadena The Uniform Fire Code, 2000 Edition, California Fire Code, 2001, Edition and California Fire Code, 2010, Edition and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. 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 South Pasadena Fire Department hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrase be declared unconstitutional.

SECTION 6. That nothing in this ordinance or in the Fire Code hereby adopted shall be constructed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 4 of this ordinance; nor shall any just or legal right remedy of any character be lost, impaired or affected by this ordinance.

SECTION 7. This ordinance shall take effect thirty (30) days after its final passage and within (5) days after its passage, the City Clerk of the City of South Pasadena shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and shall cause the same to be filed with the California Building Standards Commission. Within (15) days after its passage, the City Clerk of the City of South Pasadena shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and shall cause the same to be published in a newspaper in the manner required by law.

PASSED, APPROVED AND ADOPTED ON this 4th day of December, 2013.

Richard D. Schneider, M.D., Mayor

ATTEST:

Evelyn G. Zneimer, City Clerk
(seal)

APPROVED AS TO FORM:

Richard L. Adams II, City Attorney

I HEREBY CERTIFY the foregoing ordinance was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 4th day of December, 2013, by the following vote:

AYES: Cacciotti, Joe, Khubesrian, Mahmud, and Mayor Schneider

NOES: None

ABSENT: None

ABSTAINED: None

Desiree Jimenez for EGZ
Evelyn G. Zneimer, City Clerk
(seal)

STATE OF CALIFORNIA – GOVERNMENT OPERATIONS AGENCY GOVERNOR EDMUND G. BROWN JR.

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

February 21, 2014

Desiree Jimenez
Deputy City Clerk
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

RE: Ordinance #2260 and #2261

Dear Ms. Jimenez:

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 two ordinances 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 modifications are accepted for filing and are 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

CITY OF SOUTH PASADENA
OFFICE OF THE CITY CLERK
1414 MISSION STREET, SOUTH PASADENA, CA 91030
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December 24, 2013

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

Re: City of South Pasadena City Council Regular and Urgency Ordinance Nos. 2260 & 2261 – Building Code Update

To Whom It May Concern:

Please find submitted herewith the following City of South Pasadena ordinances:

- Ordinance No. 2261 (Urgency Building Code)
- Ordinance No. 2260 (Building Code)

Please do not hesitate to contact the City of South Pasadena City Clerk's Office at (626) 403-7230, should you have any questions.

Sincerely,

Desiree Jimenez,
Deputy City Clerk

Enclosures

RECEIVED
2013 DEC 30 P 2:15
CITY CLERK
BUILDING
DIVISION

ORDINANCE NO. 2260

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, MAKING CERTAIN FINDINGS AND REPEALING THE CURRENT ARTICLE I OF CHAPTER 9 (IN GENERAL) OF THE SOUTH PASADENA MUNICIPAL CODE TO ADD A NEW ARTICLE I OF CHAPTER 9 (IN GENERAL) TO ADOPT BY REFERENCE AND AMEND THE 2014 LOS ANGELES COUNTY BUILDING CODE, ELECTRICAL CODE, PLUMBING CODE, MECHANICAL CODE AND RESIDENTIAL CODE

WHEREAS, the 2013 California Building Code, 2013 California Electrical Code, 2013 California Plumbing Code, 2013 Mechanical Code and 2013 Residential Code have been published by the International Code Council and the California Building Standards Commission; and

WHEREAS, the City of South Pasadena is required to adopt and amend as required by the California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code and California Residential Code prior to January 1, 2014; and

WHEREAS, the County of Los Angeles has adopted by reference and amended by Ordinance Number 13-5076, the 2013 California Building Code, by Ordinance Number 13-5078, the 2013 California Electrical Code, by Ordinance Number 13-5071, the 2013 California Plumbing Code, by Ordinance Number 13-5082, 2013 California Mechanical Code, and by Ordinance Number 13-5083, 2013 California Residential Code, to create 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles County Plumbing Code, 2014 Los Angeles County Mechanical Code, and 2014 Los Angeles County Residential Code; and

WHEREAS, the City of South Pasadena finds that the amendments to the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Residential Code adopted by reference by the County of Los Angeles as part of the 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles Plumbing Code, 2014 Los Angeles Mechanical Code and 2014 Los Angeles Residential Code are necessary and appropriate for the City of South Pasadena because of local climatic, geologic and/or topographic conditions; and

WHEREAS, the City of South Pasadena finds that further amendments to the 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles Plumbing Code, 2014 Los Angeles Mechanical Code and 2014 Los

CERTIFIED COPY*
THIS IS A TRUE AND CERTIFIED COPY OF THE DOCUMENT ON FILE IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SOUTH PASADENA
Deputy City Clerk 12/24/2013 Date
*This certification appears in blue ink with an original signature and bears the seal of the City of South Pasadena.

Angeles Residential Code are necessary because of local climatic, geologic and/or topographic conditions; and

WHEREAS, the City of South Pasadena believes that the findings made by the Los Angeles County Board of Supervisors are applicable to and consistent with the desire of the City of South Pasadena to provide the most technically proficient and safe construction codes possible; and

WHEREAS, the Los Angeles County Building, Electrical, Mechanical, Plumbing and Residential Codes are used throughout the County of Los Angeles and a large portion of the incorporated cities within the County of Los Angeles; and

WHEREAS, the Los Angeles County Building Code is common, well known to contractors, engineers, and architects; and are readily available for purchase.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds that the foregoing recitations herein describe climatic, geological and topographical characteristics within South Pasadena, which result in the need to not only adopt by reference the amendment made by the County of Los Angeles to the 2013 California Building Code, 2013 California Electrical Code, 2013 California Plumbing Code, 2013 Mechanical Code and 2013 Residential Code have been published by the International Code Council and the California Building Standards Commission and to modify further the 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles County Plumbing Code, 2014 Los Angeles County Mechanical Code and 2014 Los Angeles County Residential Code, as set forth in Section 9.1.1, 9.2.1, 9.3.1, 9.4.1 and 9.5.1 of the new Article I of Chapter 9 herein, to protect the public health, safety and welfare of the South Pasadena community.

SECTION 2. The City Council hereby finds that the herein adoption of the Los Angeles County Building Code, Los Angeles Electrical Code, Los Angeles Plumbing Code, Los Angeles Mechanical Code and Los Angeles Residential Code, with amendments, is exempt from further environmental review under the provisions of the California Environmental Quality Act ("CEQA") pursuant to State Guideline Section 15061(b)(3), which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The City Council finds from the evidence presented that it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

SECTION 3. The City Council hereby repeals Article I of Chapter 9 (In General) of the Code of South Pasadena, in its entirety, and hereby amends the Code of South Pasadena, with the addition of the following Article I of Chapter 9 (In General):

CHAPTER 9
ARTICLE I. IN GENERAL

9.1 2013 Los Angeles County Code, Title 26, Building Code Adopted – Where Filed. Chapters 1 through 35, 66, 67, 98, 99 and Appendices I and J of Title 26, Los Angeles County Building Code, as amended and in effect on January 1, 2014, adopting the 2013 California Building Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the South Pasadena Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except as revised in this ordinance. In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Title 26 of the Los Angeles County Building Code together with any and all amendments thereto proposed by the City of South Pasadena, has been and is now filed in the office of the Planning and Building Department, shall be remain on file with the Building Official, shall collectively be known as the *City of South Pasadena Building Code* and may be cited as Chapter 9, Section 9.1 of the South Pasadena Municipal Code.

9.1.1 Building Code Modified and Penalties. Chapters 1 through 35, 66, 67, 98, 99 and Appendices I and J of Title 26 of the 2014 Los Angeles County Code (the Los Angeles County Building Code), which adopts by reference and amends California Code of Regulations Title 24, Part 2 (the 2013 California Building Code) adopted by reference as the Building Code of the City of South Pasadena, are hereby amended, deleted or added as follows:

a. Section 100 is deleted.

b. Section 101 is amended in its entirety to read:
SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Chapter 9, Section 9.1 of the Article I of the City of South Pasadena Municipal Code shall be known as the Building Code of the City of South Pasadena, may be cited as such, and will be referred to herein as "these regulations" or "these building standards" or "this Code."

101.2 Purpose and Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation,

energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person. This Code shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.

This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

101.3 Scope and Applicability. The provisions of this Code shall apply to the erection, construction, enlargement, alteration, installation, reconstruction, repair, movement, improvement, connection, conversion, demolition, use and occupancy of any building, structure or premises, or portion thereof, and grading within the City.
The provisions of this Code shall not apply to work located primarily in a public way other than pedestrian protection structures required by Chapter 33; public utility towers and poles; equipment not specifically regulated in this Code; hydraulic flood control structures; work exempted by Section 107.2; or minor work of negligible hazard to life specifically exempted by the building official.
Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Section 109 and Chapter 34 of this Code.
Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the Residential Code as amended and adopted by the City of South Pasadena.
Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and referenced codes and standards, the provisions of this Code shall apply.

The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law.

In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

c. Section 103.5 is amended in its entirety to read:
Section 103.5 Costs. Any person who violates any provision of this Code shall be responsible for the costs of any and all Code enforcement actions taken by the Building Official in response to such violations. These costs shall be based on the amounts specified in Section 115.

d. A new subsection 103.6. is added to read:
103.6 Work Without Permit. Whenever any work has been commenced without a permit as required by the provisions of this Code, a special investigation shall be made prior to the issuance of the permit. An investigation fee specified as per Section 115 shall be collected for each permit so investigated.
Exception: When the building official has determined that the owner-builder of a one- or two-family dwelling, accessory building or accessory structure had no knowledge that a permit was necessary and had not previously applied for a permit from the Building Division of the City of South Pasadena the investigation fee shall be specified as per the Section 115.
The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.
For additional provisions applicable to grading, see Appendix J.

e. A new subsection 103.7 is added to read:
103.7 Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, the building official shall have the authority to collect a noncompliance fee.
The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.
For additional provisions applicable to grading, see Appendix J.

f. Subsection 104.1 is amended in its entirety to read:
104.1 Building Division. There is hereby established a division in the City Planning and Building Department to be known and designated as the Building Division.

g. Subsection 104.2.2 is amended in its entirety to read:

104.2.2 Deputies. With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

h. Subsection 104.2.7 is amended in its entirety to read:
104.2.7 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications, on a case-by-case basis, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such modification does not lessen any fire protection or other life safety-related requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.
A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

i. Subsection 104.2.8 is amended in its entirety to read:
104.2.8 Alternate materials, design and methods of construction. The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material, appliances, installation, device, arrangement, method, design or method of construction not specifically prescribed by this Code. The building official may approve on a case-by-case basis any such alternate, provided that he or she finds that the proposed design is satisfactory and complies with the provisions of this Code and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance and other life-safety factors, durability, planning and design, energy, material resource efficiency and conservation, environmental air quality, performance, water and sanitation.
The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.
A written application for use of an alternate material, design or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

j. Subsection 104.3 is amended in its entirety to read:
104.3 Definitions. In additions to the definitions specified in Chapter 2 of this Code, the following certain terms, phrases, words and their derivatives shall be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.
In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions shall govern and be applicable.

BOARD OF SUPERVISORS shall mean the City of South Pasadena City Council.

BUILDING CODE shall mean the Los Angeles County Code Title 26 as adopted and amended by the City of South Pasadena.

BUILDING DIVISION or BUILDING DEPARTMENT shall mean the Building Division of the City Planning and Building Department.

BUILDING OFFICIAL shall mean the Director of Planning and Building Department or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

BUILDING REHABILITATION APPEALS BOARD shall mean the City of South Pasadena City Council.

CALGREEN see Green Building Standards Code definition.

COUNTY may mean City of South Pasadena or Los Angeles County depending on the context.

DEMOLITION Whenever the term *demolition* or *demolish* is used in this Code, it shall include the removal of the resulting debris from such demolition and the protection or filling of excavations exposed by such demolition as may be required by this Code, relevant laws, ordinances, rules and/or regulations.

ELECTRICAL CODE shall mean the Los Angeles County Code Title 27 as adopted and amended by the City of South Pasadena.

ENERGY CODE shall mean California Code of Regulations Title 24, Part 6.

FACTORY-BUILT STRUCTURE shall mean buildings or structures that meet all of the following criteria:

(1) fabrication on an off-site location under the inspection of the State, for which the State inspection agency has attested to compliance with the applicable State laws and regulations by the issuance of an insignia;

(2) the bearing of the State insignia and that have not been modified since fabrication in a manner that would void the State approval; and for which the City has been relieved by statute of the responsibility for the enforcement of laws and regulations of the State of California or the City.

FIRE CODE shall mean the California Code of Regulations Title 24, Part 9, as adopted and amended by the City of South Pasadena.

GREEN BUILDING STANDARDS CODE shall mean California Code of Regulations Title 24, Part 11.

HEALTH CODE or **LOS ANGELES COUNTY HEALTH CODE** shall mean Division 1 of Title 11 of the Los Angeles County Code.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT shall mean either the City of South Pasadena Public Works Department or the Los Angeles County Flood Control District.

MECHANICAL CODE shall mean the Los Angeles County Code Title 29 as adopted and amended by the City of South Pasadena.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT shall mean a permit issued as required by the Federal Clean Water Act in order to protect receiving waters. The NPDES permit requires controls to reduce the discharge of pollutants into storm drains, channels or natural watercourses.

NONINSPECTED WORK shall mean any erection, construction, enlargement, alteration, repair, movement, improvement, removal, connection, conversion, demolition or equipping for which a permit was first obtained, pursuant to Section 107, but which has progressed beyond the point indicated in successive inspections, including but not limited to inspections set forth in Section 117, without first obtaining inspection by and approval of the building official.

UNPERMITTED STRUCTURES shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required permit(s) having first been obtained from the Building Official, pursuant to Subsection Section 107.1, supraor any unfinished work for which a permit has expired.

PLUMBING CODE shall mean the Los Angeles County Code Title 28 as adopted and amended by the City of South Pasadena.

RESIDENTIAL BUILDING CODE shall mean the Los Angeles County Code Title 30 as adopted and amended by the City of South Pasadena.

ROAD COMMISSIONER CODE shall mean the City Engineer.

UNINCORPORATED PORTION OF THE COUNTY OF LOS ANGELES shall mean the City of South Pasadena.

UNPERMITTED STRUCTURE shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required approval(s) and permit(s) having first been obtained from the building official.

k. Section 105 is amended in its entirety to read:
SECTION 105 APPEALS BOARDS

105.1 Technical Interpretations Appeals Board. When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 calendar days from the date of the action being appealed. The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to building construction. One member shall be a practicing architect, one a competent builder, one a lawyer and two shall be civil or structural engineers, each of whom shall have had at least ten years experience as an architect, builder, lawyer or structural designer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

105.2 Accessibility Appeals Board. In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also known as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of the California Code of

Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

105.3 Limitations of Authority. Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, other than Section 102, nor shall the board be empowered to waive requirements of this Code.

105.4 Appeals Board Fees. A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.
All requests to appeal determinations, orders or actions of the building official or to seek modifications of previous orders of the appeals boards shall be presented in writing.

l. Section 106 is amended in its entirety to read:
SECTION 106 BUILDING PLAN REQUIREMENTS

106.1 General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans, and when deemed necessary by the building official, calculations, geological or engineering reports and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer or architect licensed or registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a building permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.
When authorized by the building official, complete plans and calculations need not be submitted for the following work when information sufficient to clearly define the nature and scope of the work are submitted for review:

1. One-story buildings of conventional light-frame construction with a gross floor area not exceeding 600 square feet;
2. Work deemed by the building official as minor, small and/or unimportant work.

Where deemed necessary by the building official, submittals shall include special inspection requirements as defined in Section 117.5 and structural observation requirements as defined in Section 117.6.
Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a civil

engineer, structural engineer, mechanical engineer, electrical engineer, soils engineer or architect registered or certified to practice in the State of California when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

For buildings exceeding 160 feet (48.77 m) in height, the structural calculations and each sheet of structural plans shall be prepared under the supervision of and shall bear the signature or approved stamp of a person authorized by the State of California to use the title structural engineer. In addition, all architectural sheets shall bear the signature or approved stamp of an architect licensed by the State of California.
All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the plan review requirements of this section.
For additional provisions applicable to grading, see Appendix J.

106.2 Architect or Engineer of Record. When it is required that documents be prepared by an architect or engineer, the building official may require the owner to designate on the permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The building official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties. The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

106.3 Information Required on Building Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.
The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner(s) and all persons who were involved in the design and preparation of the plans.
Plans shall include a plot plan showing the location of the proposed building and of every existing building on the premises. In lieu of specific details, the building official may approve references on the plans to a specific section or part of this Code, relevant laws, ordinances, rules and/or regulations.

Computations, stress diagrams and other data sufficient to show the correctness of the plans shall be submitted when required by the Building Official.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the following information:

1. The building Type of Construction;
2. Whether fire sprinklers are installed in all or any portion of the building;
3. Existing building areas and areas of all additions;
4. The number of stories of the building;
5. The use of all new and existing rooms and/or areas;
6. The Occupancy Classifications of each occupancy;
7. The Code in effect on the date of plan check submittal.

The plans shall show all mitigation measures required under the National Pollution Discharge Elimination System (NPDES) permit issued to the County of Los Angeles. For the application of NPDES permit requirements as they apply to grading plans and permits, see Appendix J of this code.

106.4 Drainage Review Requirement. Where proposed construction will affect site drainage, existing and proposed drainage patterns shall be shown on the plot plan.
A site inspection may be required prior to plan check of building plans for lots or parcels in areas having slopes of five horizontal to one vertical (5: 1) or steeper when the building official finds that a visual inspection of the site is necessary to establish drainage requirements for the protection of property, existing buildings or the proposed construction. The fee for such inspection shall be as set forth by ordinance or resolution. Such a preinspection shall not be required for a building pad graded under the provisions of Appendix J.
For additional provisions applicable to grading, see Appendix J.

106.5 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have prior approval of the building official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.
Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

106.6 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 and submitted complete sets of plans as required by this section.
Plans shall reflect laws and ordinances in effect at the time a permit is issued except as provided in this section. Nothing in this section shall prohibit modifying the permit set of

plans to reflect changes in laws and ordinances that have become effective since the approval of the standard plan. The standard plans shall become null and void where the work required by such changes exceeds five percent of the value of the building or structure.
Standard plans shall be valid for a period of one year from the date of approval. This period may be extended by the building official when there is evidence that the plans may be used again and the plans show compliance with this Code, relevant laws, ordinances, rules and regulations.

106.7 Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the building official.
When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time the plan check extension is requested.
Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

106.8 Retention of Plans. One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not less than 90 days from date of completion of the work covered therein.

m. Section 107 is amended in its entirety to read:
SECTION 107 BUILDING PERMIT REQUIREMENTS

107.1 Building Permit Required. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, or equip any building, structure, or portion thereof, perform any grading, or cause the same to be done, without first obtaining a separate permit for each such building, structure or grading from the building official.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

No person shall install, alter, repair, move, improve, remove, connect any automatic fire-protection system regulated by this Code, or cause the same to be done, without first obtaining a separate permit for each such building or structure from the building official. All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the permit requirements of this section.
For additional provisions applicable to grading, see Appendix J.

107.2 Work Exempted. A building permit shall not be required for the following: Exemption from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances.

Unless otherwise exempted by the City of South Pasadena Plumbing, Electrical or Mechanical Codes, separate plumbing, electrical and mechanical permits will be required for the below-exempted items.
A building permit shall not be required for the following:

1. Work not regulated by the Building Code, except where deemed necessary by the building official to enforce other Federal and/or State Laws, State disabled access requirements, or to enforce City ordinances or policies.
2. Painting; wallpapering; installing carpet, vinyl, tile and similar floor coverings and repairing broken window glass not required by the Building Code to be safety or security glazing.
4. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the gross floor area does not exceed 120 square feet, the height does not exceed 12 feet and the maximum roof projection does not exceed 24 inches.
5. Chain-link, wrought-iron and similar fences not more than 12 feet in height.
7. Masonry, concrete, wood and similar fences not more than 6 feet in height.

Exception: Wood fences not more than 8 feet in height with 60 percent or more of the fence open and incapable of being loaded by wind.

8. Retaining walls that retain not more than 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding a Class I, II, or III-A liquids.
9. Ground-mounted radio and television antenna towers that do not exceed 45 feet in height and ground-supported dish antennas not exceeding 15 feet in height above finished grade in any position.
10. Light standards that do not exceed 30 feet in height.
11. Flagpoles not erected upon a building and not more than 15 feet high.
12. A tree house provided that:
    12.1 The tree house does not exceed 64 square feet in area or 8 feet in height from floor to roof.
    12.2 The ceiling height as established by door height or plate line does not exceed 6 feet.

13. Canopies or awnings, completely supported by the exterior wall, attached to a Group R-3 or U Occupancy and extending not more than 54 inches from the exterior wall of the building.
14. Sheds, office or storage buildings, and other structures incidental to work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
15. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below and that are not part of an accessible route.
16. Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are fewer than 18 inches deep, or do not exceed 5,000 gallons (18,927 L), and are installed entirely above adjacent grade.
17. Playground equipment.
18. Membrane structures not regulated by California Title 19, not exceeding 250 square feet in area, used exclusively for residential recreational purposes or as a cover for vehicles, and located in accordance with other City ordinances.
19. Steel tanks supported on a foundation not more than 2 feet (610 mm) above grade when the height does not exceed 1½ times the diameter.
20. Gantry cranes and similar equipment.
21. Bridges not involving buildings.
22. Motion picture, television and theater stage sets and scenery, except when used as a building.
23. Oil derricks.

107.3 Application for Permit. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the City for that purpose. Each such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and locate the proposed building or work.
3. For building plans, show the use and occupancy of all parts of the building.
4. Be accompanied by plans and calculations as required in Section 106.
5. State the valuation of the proposed work or, for grading, the volume of earth to be handled.
6. Give such other information as reasonably may be required by the building official.

107.4 Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

1. The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
2. The fees specified by resolution or ordinance have been paid.
3. The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the currently adopted Codes in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and calculations for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Code. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure will be granted.

107.5 Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

107.6 Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required building inspection approval by the building official, or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.

For the purposes of this paragraph, "required building inspection" shall mean those inspections listed in Section 117.4.2, and those inspections specifically identified on the Job Record issued with the building permit. No partial inspection shall meet the definition of "required building inspection."

Supplementary permits for electrical, grading, mechanical, plumbing, and reroof shall not expire so long as the associated building permit remains active. No electrical, grading, mechanical, plumbing or reroof inspection shall satisfy the requirement to have a required building inspection as defined in this Section.
Where a new building permit is issued to complete work previously started under an expired permit, no permit fees, except for issuance fees, will be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) the Codes in effect on the issuance date of the new permit are the same as were in effect on the date the expired permit was issued; and 3) that the duration of time from the date of expired permit issuance or last required inspection approval, whichever occurred last, has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria.
All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

107.7 Permit Suspension or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit was issued in error or on the basis of incorrect information supplied, or in violation of any other laws, ordinances or regulations or any of the provisions of this Code.
The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

107.8 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued may request cancellation of the permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect. All fees except for issuance fees shall be returned to the applicant.

107.9 Transfer of Permit by Applicant.

107.9.1 No Inspection Performed. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

107.9.2 One or More Inspection Performed. Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

107.9.3 Permit Duration Remains Unchanged. Transfer of a permit shall be considered a continuation of the previous permit when determining the permit's duration, and shall in no way extend the duration of the preceding permit.

n. Section 108 is deleted.

o. Section 109 is amended in its entirety to read:

SECTION 109 USE AND OCCUPANCY

109.1 General. No building, structure or premises, or portion thereof, shall be used or occupied, and no change in the existing occupancy classification of a building, structure or premises, or portion thereof, shall be made until the building official has approved the building, structure or premises or portion thereof for such use or occupancy and until all permits have been approved or a temporary certificate of completed construction has been issued.
Upon final of a building permit and at the request of the applicant, a certificate of completed construction shall be issued by the building official for any structure that is ready to occupy.
Approval of a building, structure or premises, or portion thereof, for use or occupancy (including, but not limited to, final inspection approval and/or issuance of a certificate of completed construction or issuance of a temporary certificate of completed construction) shall not be construed as approval of a violation of the provisions of this Code, relevant laws, ordinances, rules and/or regulations. Approvals presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and/or regulations are not valid.
The building official may, in writing, suspend or revoke any such approvals or certificates whenever the building official determines that the approval or certificate was issued in error, or on the basis of incorrect information supplied, or when it is determined that the building, structure or premises, or portion thereof, is in violation of any provision of this Code, relevant laws, ordinances, rules and/or regulations. Any certificate of completed construction or temporary certificate of completed construction so issued shall be surrendered upon request of the building official.

109.2 Unpermitted Structures. No person shall own, use, occupy or maintain any unpermitted structure.

109.3 Change in Use. Changes in the character or use of a building shall not be made except as specified in Section 3406 of this Code.

109.4 Issuance of a Certificate of Completed Construction. When the building, structure or premises, or portion thereof, has passed final inspection, and when the building, structure or premises complies with this Code, relevant laws, ordinances, rules and regulations, and the required fees have been paid, the building official, upon request of the applicant, shall issue a certificate of completed construction, which shall contain the following:

1. The building permit number.
2. The address of the building or structure.
3. A description of that portion of the building for which the certificate is issued.
4. A statement that the described portion of the building was inspected and found to comply with the requirements of this Code, relevant laws, ordinances, rules and regulations for the group and division of occupancy and the use for which the proposed occupancy is classified.
5. The date the permit was approved.
6. Any other information deemed necessary by the building official.

For additional provisions applicable to grading, see Appendix J.

109.5 Issuance of a Temporary Certificate of Completed Construction. If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, the building official may issue a temporary certificate of completed construction for the use of a portion or portions of a building, structure or premises, prior to the completion of the entire building, structure or premises, or portion thereof.

Such temporary certificate of completed construction shall be valid for a period of time to be specified by the building official. Upon request of the owner or permittee, the building official may, in writing, extend the temporary certificate of completed construction when it is determined that the circumstances so warrant. After the expiration of a temporary certificate of completed construction and any extension(s) thereof, the building, structure or premises, or portion thereof, shall not be used or occupied until the building official has approved the building for such use or occupancy.

109.6 Posting. The certificate of completed construction shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.
Exception: Group R-3, and Group U Occupancies.

109.6.1 Live Load Posted. In new construction, a durable sign that indicates the "live load" shall be required in commercial or industrial buildings where the floor or roof or portion thereof is or has been designed with a live load that exceeds 50 psf. The live load sign shall be posted on that part of each story or roof to which it applies, in a conspicuous place. The live load sign shall be posted as a condition precedent to the issuance of a

certificate of completed construction certificate. It shall be unlawful to remove or deface any such sign

109.7 Continued Use of Unpermitted and/or Noncomplying Conditions. When deemed appropriate by the building official, a certificate of continued use of unpermitted and/or noncomplying condition(s) may be issued. The certificate shall not be issued until documentation, satisfactory to the building official, has been provided indicating that 1) the unpermitted and/or noncomplying condition(s) were not created by the current owner, and 2) that the current owner had no knowledge that the conditions were unpermitted and/or noncomplying at the time of purchase.
An application shall be completed that states 1) that the continued use of the existing unpermitted construction and/or noncomplying conditions is permitted by the City only with the owner's understanding that the City in no way assumes responsibility for the method of construction or the materials used; and 2) that it is further understood that this application for continued use is not to be construed as being equivalent in any way to a building permit.
An inspection shall then be made by the building official. Where necessary, permits shall be issued to correct any conditions deemed to pose a potential threat to life, limb or property. Once the inspection(s) have been made; all necessary permits have been obtained, inspected and approved; and all obvious potential threats to life, limb or property have been corrected, the building official may approve the application for unpermitted construction and or noncomplying condition(s). When approved by the building official, conditions deemed not to pose a potential threat to life, limb or property may be permitted to remain.

p. A new section 114 is added to read:

SECTION 114 FACTORY-BUILT HOUSING

114.1. Plans shall be submitted for plan review for all field-built portions of factory-built structures that clearly describe all work to be done at the site, including connection and/or anchorage of the factory-built structure to the field-built foundation and connection of utilities. Plans shall indicate compliance with this Code, relevant laws, ordinances, rules and regulations for all work that is to be done at the site.

q. A new section 115 is added to read:

SECTION 115 FEES

115.1 Plan review fees shall be equal to 85 percent of the permit fees, and permit fees shall be as adopted by separate resolution and/or ordinance.
The determination of value or valuation under any of the provisions of this code shall be made by the building official. The valuation to be used in computing the permit and plan

check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire protection systems and any other permanent work or permanent equipment.

Plan checking fees shall be paid at the time of plan review submittal. In addition to the aforementioned fees, the building official may require additional charges for review required by changes, additions or revisions of approved plans or reports, and for services beyond the first and second check due to changes, omissions or errors the part of the applicant.
Permit fees shall be paid at the time of permit issuance.

r. A new section 116 is added to read:

116.1 Permit Refunds. In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 107.8, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

116.2 Plan Check Refunds. No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

s. A new section 117 is added to read:

SECTION 117 INSPECTIONS.

117.1 General. All construction or work for which a permit is required shall be subject to inspection by the building official, and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition to the inspections required to be made by the building official, certain types of construction shall have continuous inspection as specified in Chapter 17. Special inspections made in accordance with Chapter 17 shall not relieve the permit applicant of the responsibility to have the work inspected and approved by the building official. Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.
It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.
For additional provisions applicable to grading, see Appendix J.

117.2 Inspection Requests. It shall be the duty of the permit holder to notify the building official that work authorized by a permit is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.
It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.
For additional provisions applicable to grading, see Appendix J.

117.3 Inspection Record Card. When deemed necessary by the building official, work requiring a permit shall not be commenced until the applicant has posted or otherwise made available an inspection record card so as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall continue to be posted or otherwise made available by the permit holder until final approval of the permit has been granted by the building official.
For additional provisions applicable to grading, see Appendix J.

117.4 Work Ready For Inspection.

117.4.1 General. Upon notification from the applicant that the work for which there is a valid permit is ready for inspection, the building official shall be allowed to make all applicable inspections specified in this Code, on the inspection record card and any additional inspections required by the building official.

No work shall be approved by the building official that was not completely verified. Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection. Inspection by a special inspector shall not be made in-lieu of any inspections required to be made by the building official.
For additional provisions applicable to grading, see Appendix J.

117.4.2 Minimum Inspection Requirements. The following inspections shall not be requested until the associated requirements have been satisfied.

1. Foundation inspection: Shall not be requested until all trenches are excavated and forms erected, any required reinforcing steel is in place, and when all materials for the foundation are delivered to the job. All holdown hardware shall be securely installed in place. Where concrete from a central mixing plant (commonly termed "transit mixed") is to be used, materials need not be on the job.

Where any fill more than 8 inches in depth is placed, and/or where required by the building official or the soils engineer, compaction tests shall be submitted to the building official prior to requesting inspection.
Where required by the soils engineer, foundation trenching shall be reviewed and approved by the soils engineer prior to requesting inspection.

2. Concrete slab or under-floor inspection: Shall not be requested until all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is poured and/or floor sheathing installed, including the subfloor.
3. Floor sheathing inspection: Floor sheathing inspection shall not be requested until all sheathing is in place; all diaphragm nailing is complete; and all diaphragm ties, chords and/or drag struts have been installed. No walls shall be erected above the floor sheathing.
4. Roof sheathing inspection: Roof sheathing inspection shall not be requested until all sheathing is in place; all diaphragm nailing is complete; and all diaphragm ties, chords and/or drag struts have been installed. No portion of the roof sheathing shall be covered by crickets or similar construction.
5. Frame inspection: Shall not be requested until after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys, vents and all rough electrical, plumbing and mechanical work are complete. Roof coverings shall not be installed.
6. Lath inspection and/or wallboard: Shall not be requested until after all lathing and/or wallboard, interior and exterior, is in place, but before any plastering is applied or before wallboard joints and fasteners are taped and finished.
7. Final inspection: Shall not be requested until after finish grading and the building is completed and is ready for occupancy.
8. Other Inspections: In addition to the inspections specified above, the building official shall be allowed to make all applicable inspections specified on the

Inspection Record card. The building official may also make or require any other inspections of any construction work to ascertain compliance with the provisions of this Code, relevant laws, ordinances, rules and regulations that are enforced by the building official.

For the purpose of determining compliance with Section 3403.7, the building official may cause any structure to be reinspected.

For additional provisions applicable to grading, see Appendix J.

117.5 Provisions for Special Inspection.

117.5.1 When Required. In addition to the inspections required elsewhere in this section, the owner shall employ one or more special inspectors, who shall provide inspections during construction on the types of work listed under Chapter 17. The special inspector may be employed either directly or through the architect or engineering firm in charge of the design of the structure, or through an independent inspection test firm approved by the building official.

Exception: The building official may waive the requirement for the employment of a special inspector if the construction is of a minor nature.

117.5.2 Identification of Work. When special inspection is required by Section 117.5.1, the architect or engineer of record shall identify on the plans all work that is required to have special inspection.

Where the special inspection method(s) to be employed are not specified elsewhere in this Code, relevant laws, ordinances, rules and/or regulations, the architect or engineer of record shall prepare an inspection program that shall be submitted to and approved by the building official prior to building permit issuance.

The special inspector(s) may be employed by the owner, the engineer or architect of record, or an agent of the owner, but shall not be employed by the contractor, the contractor's employees, representatives or agents of the contractor, or any other person performing the work.

The architect or engineer of record shall identify, on forms provided by the City, the individual(s) and/or firm(s) who are to perform any required special inspection, and where an inspection program is required by this section, shall specify the special inspection duties of the special inspector(s).

117.5.3 Qualifications, Requirements and Duties of the Special Inspector. The special inspector shall be approved by the building official prior to performing any inspection duties. The special inspector shall complete an application form provided by the City and shall submit documentation satisfactory to the building official that the special inspector is qualified to make the special inspection(s) for which application is made. The building official shall have the right to administer a written or verbal examination as deemed appropriate by the building official to verify that the special inspector is qualified to perform the inspection duties for which application is made. A special inspector who fails

to pass the examination administered by the building official shall be required to wait a minimum of seven (7) days before submitting a new application to provide special inspection within the City.

The building official shall not be required to accept any documentation provided by a special inspector who was not approved by the building official prior to performing inspection duties. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material(s) or work installed, constructed or placed under the review of a special inspector who was not approved by the building official.

Failure to be approved by the building official prior to performing any special inspection duties may be considered by the building official as a failure to perform properly and shall allow the building official to refuse to allow the special inspector to perform inspection within the City.

The special inspector shall observe the work assigned for conformance with the approved design drawings.

The special inspector shall furnish inspection reports to the building official. All observed discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority and to the building official.

The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and the applicable workmanship provisions of this Code.

The building official shall have the right to reject any work performed under the review of a special inspector where the work performed fails to meet the minimum requirements of this Code, relevant laws, ordinances, rules and regulations. Regardless of the information communicated between the permit applicant and the special inspector, all work shall comply with the approved plans and this Code, relevant laws, ordinances, rules and regulations.

Upon evidence, satisfactory to the building official, of the failure of a special inspector to perform properly and effectively the duties of said office, the building official may revoke, suspend or refuse to allow the special inspector to perform inspection on sites within the City. Prior to such action, the holder shall be given an opportunity to appear before the building official and be heard.

117.6 Provisions for Structural Observation. When structural observation is required in accordance with the requirements of Chapter 17, the engineer or architect of record shall indicate on the plans what work is required to be observed by the engineer or architect responsible for the structural design, or the engineer or architect responsible for the structural design shall prepare an inspection program and shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The inspection program shall include samples of inspection reports and provide time limits for the submission of observation reports. The program shall be submitted to and approved by the building official prior to building permit issuance.

When required by the engineer or architect responsible for the structural design or the building official, the owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer or architect responsible for the structural design, to perform structural observation as defined in Section 202.
When deemed appropriate by the engineer or architect responsible for the structural design, the owner or owner's representative shall coordinate and call a preconstruction meeting between the engineer or architect responsible for the structural design, the structural observer, the contractor, the affected subcontractors and the special inspector(s). The structural observer shall preside over the meeting. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations. A record of the meeting shall be submitted to the building official.
All observed discrepancies shall be brought to the immediate attention of the engineer or architect responsible for the structural design and the contractor for correction; then if unresolved, to the building official. The structural observer shall submit to the building official a written statement at each significant construction stage stating that the required site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved.
The structural observer shall submit a final signed report stating that the work requiring structural observation was, to the best of the observer's knowledge, in conformance with the approved plans and the applicable workmanship provisions of this Code.

117.7 Required Approvals. No work shall be done on any part of the building structure or premises beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected and such work shall not be covered or concealed until authorized by the building official.
There shall be a final inspection and approval of all work when completed and ready for occupancy.
For additional provisions applicable to grading, see Appendix J.

117.8 Site Requirements. A survey of the lot may be required by the building official to verify compliance of the structure with the approved plans.

117.9 Noninspected Work. No person shall own, use, occupy or maintain any structure on which noninspected work has been performed.

117.10 Utility Release. When deemed appropriate by the building official, gas and electric utilities may be released. Release of either utility may be done prior to building

final for testing and inspection purposes. The building official shall retain the right to revoke the release of either utility for just cause, and may have either utility disconnected at the earliest availability of the utility purveyor.
Attempting to occupy prior to issuance of a certificate of completed construction, whether temporary or final, may be considered as just cause by the building official, and may result in disconnection of the utilities.

117.11 Authority to Disconnect Electric Utility. The building official is hereby empowered to disconnect or to order in writing the discontinuance of electric utility service to buildings, structures or premises, or portions thereof, or wiring, devices or materials installed without permit or found to be a hazard to life, health and/or property. The building official shall have the power to disconnect or to order in writing the discontinuance of electric utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations. The electrical service shall remain disconnected or electrical utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such wiring, devices or materials have been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

117.12 Authority to Disconnect Gas Utility. The building official is hereby empowered to disconnect or to order in writing the discontinuance of gas utility service to buildings, structures, premises, appliances, devices or materials installed without permit or found to be a hazard to life, health and/or property.
The building official shall have the power to disconnect or to order in writing the discontinuance of gas utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations
The gas service shall remain disconnected or gas utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such appliances, devices or materials has been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

t. Section 903 of the Building Code is deleted in its entirety and replaced with Section 903 of California Fire Code as adopted and amended by City of South Pasadena Municipal Code Chapter 14, Section 14.3, Amendments to the California Fire Code.

u. Table 1505.1 is amended in its entirety as follows:

Table 1505.1								
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION								
IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

v. A new Section 3301.3 is added to read:

3301.3 On-Site Fencing During Construction.

3301.3.1 General. A fence shall be provided any time grading, demolition, or construction work requiring a grading or building permit is performed. The fence shall totally enclose the perimeter of all property. Locking gates may be provided at any location.

Exceptions:

1) When approved by the building official, a fence need not enclose residential property when at least one dwelling is continuously occupied. Approval not to fence the property may be revoked in writing by the building official if the property is found to be unoccupied for any length of time. For the purposes of this exception, continuously occupied is not intended to imply that the occupants must be continuously present.

2) When approved by the building official, the fence may enclose areas other than the perimeter of the property.

3301.3.2 Fence Construction. The fence shall be 6 feet in height measured from adjacent grade on the exterior side of the fence, and constructed from chain link, lumber, masonry or other approved materials. The fence shall be self-supporting and shall not incorporate structures or fencing on adjacent property without written approval of the adjacent property owner.

3301.3.3 Duration of Fencing. The fence shall be erected prior to the start of any grading, demolition, or construction work and shall remain in place until the work for which a grading or building permit is required has been completed.

Exceptions:

1) All or portions of the fence may be removed daily during construction so long as the property is continuously occupied, and all portions of the removed fence are replaced prior to the property being unoccupied.

2) When approved by the building official, the fence may be removed prior to completion of the grading, demolition, or construction work, if the property is determined by the building official to no longer provide an unsafe or hazardous condition.

3301.3.4 Failure to Comply. If the property is found unfenced and the building official determines that an unsafe or hazardous condition exists, the City may take action to correct the noncomplying condition by providing the required fence. The building official may then issue a notice to stop work until all fees incurred by the City to properly fence the property have been recovered. If such fees have not been recovered by the City within 30 days, the City may take action to recover the costs in accordance with the requirements of this Code.

y. Section 9903.2 is amended to read:
9903.2 Any unfinished building or structure that has been in the course of construction for an unreasonable period of time, and where the appearance and other conditions of said unfinished building or structure are such that the unfinished structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood, or is otherwise a nuisance, shall be deemed and hereby is declared a substandard building.
For the purposes of this Section, an unreasonable period of time shall be defined as eighteen (18) months for residential construction or construction located in a Residential Zone, and thirty-six (36) months for all other construction. For the purpose of the Section, residential construction shall also include detached garages and similar accessory structures that serve a residential structure or are located within a Residential Zone.

z-a Section J103.5 is amended in its entirety to read:
J 103.5 Grading Fees. Fees shall be assessed in accordance with the provisions of this section. The amount of the fees shall be as specified in Section 115 of this code.

J 103.5.1 Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the total volume of earth handled of excavation and fill.

J 103.5.2 Permit Fees. A fee for each grading permit shall be paid to the Building Official at the time of issuance of the permit. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code.

z-b. Section J 103.6 is amended in its entirety to read:
J 103.6 Compliance with Zoning Code. The building official may refuse to issue a grading permit for work on a site if either the proposed grading or the proposed land use for the site shown on the grading plan application does not comply with the provisions of "Planning and Zoning" of the City of SOUTH Pasadena Municipal Code.

z-c. Section J105.12 is amended in its entirety to read:

J105.12 Completion of work. Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is otherwise required by the Building Official:

1. A certification by the Field Engineer that to the best of his or her knowledge, the work within the Field Engineer's area of responsibility was done in accordance with the final approved grading plan.

2. A report prepared by the Soils Engineer retained to provide such services in accordance with Section J105.4, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. The report shall include a certification by the Soils Engineer that to the best of his or her knowledge, the work
within the Soils Engineer's area of responsibility is in accordance with the approved Soils Engineering report and applicable provisions of this chapter. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against hazard from landslide, settlement, or slippage.

3. A report prepared by the Engineering Geologist retained to provide such services in accordance with Section J105.5, including a final description of the geology of the site and any new information disclosed during the grading and the effect of such new information, if any, on the recommendations incorporated in the approved grading plan. The report shall contain a certification by the Engineering Geologist that, to the
best of his or her knowledge, the work within the Engineering Geologist's area of responsibility is in accordance with the approved engineering geology report and applicable provisions of this Chapter. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against hazard from landslide, settlement. or slippage. The report shall contain a final as-built geologic map and cross-sections depicting all the information colleted prior to and during grading,

4. The grading contractor shall certify, on a form prescribed by the building official that the grading conforms to the approved plans and specifications.

9.2 2013 Los Angeles County Code, Title 27, Electrical Code Adopted – Where Filed
Los Angeles County Electrical Code and Appendices A, B, C, D, E, F, G,H and I of Title 27, which adopts by reference and amends California Code of Regulations Title 24, Part 3 (the 2013 California Electrical Code) is hereby adopted by reference pursuant to the provisions of California Government Code Section 50022.1 through 50022.10 as though

fully set forth herein, and made a part of this Code with the same force and effect with certain sections amended thereof that are necessary to meet local conditions as hereinafter set forth in Section 9.2.1 of this Code.

In accordance with California Government Code Section 50022.6, one copy of said Los Angeles County Electrical Code will remain on file with the building official within the planning and building department and shall be at all times maintained by the building official for use and examination by the public.

9.2.1 Electrical Code Modified and Penalties

Los Angeles County Electrical Code and Appendices A, B, C, D, E, F, G, H and I of Title 27 (the 2014 Los Angeles County Electrical Code) which adopts by reference and amends California Code of Regulations Title 24, Part 3 (the 2013 California Electrical Code) adopted by reference as the Electrical Code of the City of South Pasadena, are hereby amended, deleted or added as follows:

a. Section 80-1 is amended in its entirety to read:
SEC. 80-1. Title. Chapter 9 Buildings Article I Section 9.2 of the City of South Pasadena Municipal Code shall be known as the Electrical Code of the City of South Pasadena, may be cited as such, and will be referred to herein as "these regulations" or "these standards "or "this Code."

b. Section 80-1.5 is deleted.

c. Section 80-2 is amended in its entirety to read:
SEC. 80-2. Purpose and Intent. The purpose of this Code is to provide minimum standards to preserve the public peace, health and safety by regulating the design, construction, installation, quality of materials, location, operation and maintenance of electrical systems, equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.
The Codes adopted by the City shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.
This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

d. Section 80-3 is amended in its entirety to read:
SEC. 80-3 Scope. The provisions of this Code shall apply to the erection, alteration, installation, repair, movement, improvement, removal connection or conversion of any electrical equipment and/or appliances or any other electrical work regulated by this Code within the City.
Exception: The provisions of this Code shall not apply to public utilities; or to electrical wiring for street lighting or traffic signals located primarily in a public way; or to mechanical equipment not specifically regulated in this Code. The provisions of this Code shall not apply to any electrical work performed by or for any electrical corporation, telephone corporation, telegraph corporation, railroad corporation or street railroad corporation on or with any electrical equipment owned or controlled and operated, or used by and for the exclusive benefit of, such corporation in the conduit of its business as a public utility, or to any other work that any such corporation may be entitled by law to perform without payment of any local tax; but all provisions of this Code shall apply insofar as they may consistently with the above be applicable to all other electrical work performed by or for any such corporation.
The terms "electrical corporation," "telephone corporation," railroad corporation," and "street railroad corporation" are herein used as said terms are respectively defined in the Public Utility Code of the State of California; and such terms shall also be deemed to include similar utilities that are municipally or governmentally owned and operated.
Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

e. Sections 80-4 through 80-7, and 80-10 are deleted.

f. The following definitions are amended to Section 80-11.

BOARD OF SUPERVISORS shall mean the City of South Pasadena City Council.

BUILDING DIVISION or BUILDING DEPARTMENT shall mean the Building Division of the City Planning and Building Department.

BUILDING OFFICIAL shall mean the Director of the Planning and Building Department or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.
CHIEF ELECTRICAL INSPECTOR shall mean the building official.

HOMEOWNER, for the purposes of a permit, is the owner of a single-family residence, including common accessory and minor poultry, animal or agricultural buildings where there is not more than one dwelling unit on the property. The dwelling shall also be occupied by the owner.

NONINSPECTED WORK shall mean any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any electrical equipment and/or appliances or any other electrical work regulated by this Code within the City without first obtaining inspection by and approval of the building official.

g. Section 80-12 is added to read as follows:

SEC. 80-12 VIOLATIONS AND PENALTIES

Compliance with Codes. It shall be unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

Violation. It shall be unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

Penalty. Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Upon conviction of any such violation, such person shall be punishable by a fine of not more than $1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs that are or may be imposed for a violation of any of the provisions of this Code.

Work without Permit. Whenever any work has been commenced without a permit as required by the provisions of Section 81-2(a), a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be as specified by ordinance or resolution. The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

h. Section 80-13 is added to read as follows:

SEC. 80-13 ORGANIZATION AND ENFORCEMENT

Building Division. There is hereby established a division in the City Planning and Building Department to be known and designated as the *Building Division.*

Powers and Duties of the building official.

General. The building official is hereby authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

Guidelines and Policies. The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

Deputies. With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

Right of entry. Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the building official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition that makes such building, structure or premises hazardous, unsafe or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the building official or an authorized representative is hereby authorized to enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the building official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises is occupied, the building official shall first present proper credentials to the occupant and request entry explaining the reasons therefore and (2) if such premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be obtained because the owner or other person having charge or control of the premises cannot be found after due diligence, or if entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises.

Notwithstanding the foregoing, if the building official or an authorized representative has reasonable cause to believe that the building, structure or premises is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the building official shall have the right to immediately enter and inspect such

premises and may use any reasonable means required to effect such entry and make such inspection, whether such premises is occupied or unoccupied and whether or not permission to inspect has been obtained. If the premises is occupied, the building official shall first present credentials to the occupant and demand entry, explaining the reasons therefore and the purpose of the inspection.

No person shall fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the building official or an authorized representative to make any inspection provided for by this Code. Any person violating this section shall be guilty of a misdemeanor and subject to the same penalties prescribed in Section 80-12(c).

Stop Work Orders. Whenever any electrical work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

Use violations. Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the building official may order such use discontinued. Such person shall immediately discontinue the use. The use shall remain discontinued until the noncomplying condition has been corrected, and inspection and approval has been obtained from the building official. Permits shall be issued where required by this Code.

Existing Equipment and Appliances. Existing equipment and/or appliances lawfully installed prior to the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

Dangerous Construction, Equipment and Appliances. Whenever it is brought to the attention of the building official that any construction or equipment regulated by this Code is dangerous, unsafe, or a menace to life, health or property, or is in violation of this Code, the building official shall have the authority to make an investigation. The building official shall have the authority to order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter, change, remove or demolish same, as he, in his/her discretion may consider necessary for the protection of life, health or property.

Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications for individual cases, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations and that such modification does not lessen any fire protection or other life safety related requirements or any degree of

structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.

A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

Alternate materials, design and methods of construction. The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material, design or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.

The building official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

A written application for use of an alternate material or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations, or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the building official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent.

Test methods shall be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the building official shall determine the test procedure.

Cooperation of Other Officials. The building official may request, and shall receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.

Service. Whenever this chapter requires a notice to be served by personal service or by registered or certified mail, it shall be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service shall be by posting a copy of the notice on the building or structure or at the premises.

i. Section 80-14 is added to read as follows:

SEC. 80-14 Amendments to Ordinances. Whenever any reference is made to any other ordinance, such reference shall be deemed to include all future amendments thereto.

j. Section 80-15 is added to read as follows:

SEC. 80-15 Appeals Boards.

Technical Interpretations Appeals Board. When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 days from the date of the action being appealed.
The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to electrical construction. Two members shall be practicing electrical engineers, two shall be competent electrical contractors, and one a lawyer, each of whom shall have had at least 10 years experience in electrical design and/or construction or as a lawyer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.
Accessibility Appeals Board. In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also know as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.
The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.
Limitations of Authority. Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the

administrative portions of this Code, nor shall the board be empowered to waive requirements of this Code.

Appeals Board Fees. A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.

All requests to appeal determinations, orders or actions of the building official or to seek modifications of previous orders of the appeals boards shall be presented in writing.

k. Article 81 is amended in its entirety to read:

ARTICLE 81 ELECTRICAL PLAN AND PERMIT REQUIREMENTS

SEC. 81-1 Plan Check Requirements.

General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for an electrical permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

Engineer of Record. When it is required that documents be prepared by an engineer, the building official may require the owner to designate on the permit application an engineer who shall act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who shall perform all of the duties required of the original engineer of record. The building official shall be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties. The engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

Plan Check Required. Separate Electrical Code plan review is required for any of the following:

(1) To verify compliance with State energy requirements when such information is not shown completely on the building plans;
(2) Any installation of any equipment rated at 400 amperes or larger;
(3) Any installation of a subpanel, switchboard or motor control center having a rating of 400 amperes or larger;
(4) Any installation of a motor rated more than 10 HP;
(5) Any installation of a transformer, generator, uninterruptable power supply (UPS), phase converter, capacitor, rectifier or other separately derived system;
(6) Any installation of storage batteries;
(7) Any installation of equipment rated above 600V;
(8) All motion picture theaters;

(9) Assembly rooms having an occupant load exceeding 500 occupants;
(10) All gas stations, repair garages and similar locations classified as Hazardous in Chapter 5 of this Code;
(11) Spray booths;
(12) Installation of lighting fixtures weighing more than 300 pounds;
(13) Installation of any illuminated sign;
(14) Any installation in a building of Type I-A, Type II-A , Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of an electrical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

Information Required on Electrical Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the electrical plans shall indicate the following:

(1) A complete floor plan showing the location of the proposed service and all proposed subpanels, switchboards, panelboards and/or motor control centers. All required working space dimensions shall also be indicated where required by the building official;
(2) A complete plan showing the layout, conductor size and insulation type for all proposed electric wiring in all parts of the building or structure;
(3) A legend of all symbols used and a list of all abbreviations used;
(4) A complete single line diagram with complete system grounding, water pipe bonding and other metal pipe bonding as required by the building official;
(5) The location of all proposed outlet boxes for switches, lights, receptacles and similar devices in all parts of the building or structure;
(6) The location, voltage and wattage or ampere rating for each noninductive piece of equipment;
(7) The location, voltage and wattage or ampere rating for each transformer, capacitor, ballast, converter, frequency changer and/or similar equipment;
(8) The location, voltage and horsepower rating for all motors, generators and similar equipment;
(9) The horsepower rating for all disconnects protecting more than one motor or protecting any piece of HVAC equipment containing more than one motor;

(10) Panel schedules for all proposed subpanels and similar equipment;
(11) Lighting fixture schedule;
(12) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for electrical and communication conduits, pipes and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the City of South Pasadena Building Code and the Electrical Code in effect on the date of plan check submittal.

Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have prior approval of the building official. The engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be destroyed by the building official.

When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time of application.

Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

Retention of Plans. One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not fewer than 90 days from date of completion of the work covered therein.

SEC. 81-2 Electrical Permit Requirements.

Electrical Permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, any electrical equipment without first obtaining an electrical permit from the building official.
The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.
Work Exempted From Electrical Permit. An Electrical Permit shall not be required for the following:

(1) Minor repair work, such as the replacement of lamps, switches, receptacle devices and sockets that were previously permitted and inspected under a valid electrical permit;
(2) Connection of portable generators, portable motors, appliances, tools, power outlets and other portable equipment connected by means of a cord or cable having an attachment plug to a permanently installed receptacle that was previously permitted and inspected under a valid electrical permit;
(3) Repair or replacement of overcurrent devices;
(4) The wiring for temporary theater, motion picture or television stage sets;
(5) The repair or replacement of ground, slab, floor or roof-mounted fixed motors or appliances of the same type and rating in the same location and that were previously permitted and inspected under a valid electrical permit. Note: Suspended or wall-mounted equipment may be exempted from electrical permit requirements only after documentation has been submitted to and reviewed by the building official for adequate seismic anchorage. Separate building permit(s) may be required;
(6) That portion of electrical wiring, devices, appliances, apparatus, or equipment operating at fewer than 25 volts and not capable of supplying more than 50 watts of energy;
(7) That portion of telephone, intercom, sound, alarm, control, communication and/or signal wiring that is not an integral part of an appliance, and which operates at 30 volts or less. **Note:** Separate permit may be required from the Fire Department;
(8) Temporary decorative lighting that is not installed for more than 90 days;
(9) The installation of temporary wiring for testing or experimental purposes within suitable facilities specifically approved by the building official for such use.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.
Permit Applicant Requirements. A permit shall only be issued to a licensed contractor.
Exception: A permit may be issued to a homeowner (See Section 80-11 for definition of a homeowner).
Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the City for that purpose. Each such application shall:

(1) Identify and describe the work to be covered by the permit for which application is made.
(2) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.
(3) Be accompanied by plans and calculations as required in Section 81-1.
(4) Give such other information as reasonably may be required by the building official.

Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

(1) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
(2) The fees specified by resolution or ordinance have been paid.
(3) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

Building official may refuse to issue a permit for temporary or permanent service when there is no apparent legally permitted use for the service. In determining whether a proposed use is legally permitted, the building official may consider not just the provisions of the Electrical Code but all applicable statutes, ordinances, rules and regulations.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use that it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year

after the date of the last required electrical inspection approval by the building official or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.

Supplementary electrical permits shall not expire so long as the associated building permit remains active.

No permit fees, except for issuance fees, shall be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) that the Codes in effect on the date of the new permit are the same as for the expired permit; and 3) that the duration of such failure to commence, suspension or abandonment has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria. All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

Permit Suspension or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.

The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued can request cancellation of a permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect.

Transfer of Permit by Applicant.

(1) No Inspection Performed. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

(2) One or More Inspection Performed. Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

(3) Permit Duration. Transfer of a permit shall be considered a continuation of the previous permit when determining the permit duration, and shall not extend the duration of the existing permit.

SEC. 81-3 Fees. All plan review and permit fees shall be as adopted by separate resolution and/or ordinance.
Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

SEC. 81-4 Permit Refunds. In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 81-2(i), the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

SEC. 81-5. Plan Check Refunds. No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

l. Article 82 is amended in its entirety to read:
ARTICLE 82 INSPECTIONS.

SEC. 82-1 General. All new electrical work for which a permit is required shall be subject to inspection by the building official, and all such work shall remain accessible and exposed for inspection purposes until approved by the building official. All new electrical work, and such portions of existing systems as may be affected by new work, or any changes, shall be inspected by the building official to insure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.
No work shall be approved by the building official that was not completely verified. Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.
It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.
It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

SEC. 82-2 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.
It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

SEC. 82-3 Special Inspections. Special inspections may be required by the building official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, shall be accomplished by the means set forth in the City of South Pasadena Building Code.

SEC. 82-4 Required Approvals. No work shall be done beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected and such work shall not be covered or concealed until authorized by the building official.
There shall be a final inspection and approval of all work when completed and ready for occupancy.

SEC. 82-5 Electrical Utility Release. When deemed appropriate by the building official, electric utilities may be released. Release of electric utility may be done prior to building final for testing and inspection purposes. The building official shall retain the right to revoke the release of electric utility for just cause, and he or she may have the utility disconnected at the earliest availability of the utility purveyor.
Attempting to occupy prior to issuance of a certificate of completed construction, whether temporary or final, may be considered as just cause by the building official, and may result in disconnection of the utilities.
It shall be unlawful to energize or cause or permit to be energized any electrical wiring coming under the provisions of this Code, until such electrical wiring shall have been inspected and approved by the building official. Provided, however, that temporary permission may be given to furnish electric current to, or the use of electric current through any electrical wiring for a length of time not exceeding 30 days, or other reasonable period, if it appears to the building official that such electrical wiring may be used safely for such purpose, and that there exists an urgent necessity for such use.

SEC. 82-6 Authority to Disconnect Electric Utility. The building official is hereby empowered to disconnect or to order in writing the discontinuance of electric utility service to buildings, structures or premises, or portions thereof, or wiring, devices or materials installed without permit or found to be a hazard to life, health and/or property. The building official shall have the power to disconnect or to order in writing the discontinuance of electric utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations
The electrical service shall remain disconnected or electrical utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such wiring devices or materials has been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

m. Section 83-7 is amended in its entirety to read:
SEC. 83-7 Electrical Testing Certification. Electrical testing certifications intended to meet the listing and labeling requirements of this Code will be accepted as complying with the requirements of this Code only when such certifications have been issued by either the City of Los Angeles or the County of Los Angeles.

n. Section 83-8 is deleted.

o. Article 84 is deleted.

9.3 2014 Los Angeles County Code, Title 28, Plumbing Code Adopted – Where Filed

Los Angeles County Plumbing Code and Appendices A.B, D, H, I and J, Title 28 (the 2014 Los Angeles County Plumbing Code), which adopts by reference and amends California Code of Regulations Title 24, Part 5 (the 2013 California Plumbing Code) is hereby adopted by reference pursuant to the provisions of California Government Code Section 50022.1 through 50022.10 as though fully set forth herein, and made a part of this Code with the same force and effect with certain sections amended thereof that are necessary to meet local conditions as hereinafter set forth in Section 9.3.1 of this code.

In accordance with California Government Code Section 50022.6, one copy of said Los Angeles County Plumbing Code will remain on file with the building official within the planning and building department and shall be at all times maintained by the building official for use and examination by the public.

9.3.1 Plumbing Code Modified and Penalties

Los Angeles County Plumbing Code and Appendices A.B, D, H, I and J, Title 28 (the 2014 Los Angeles County Plumbing Code), which adopts by reference and amends California Code of Regulations Title 24, Part 5 (the 2013 California Plumbing Code), adopted by reference as the Plumbing Code of the City of South Pasadena, are hereby amended, deleted or added as follows:

a. Section 100 is deleted.

b. Section 101.1 is amended in its entirety to read:
Section 101.1 TITLE. Chapter 9, Section 9.3 of the Article I of the City of South Pasadena Municipal Code shall be known as the Plumbing Code of the City of South Pasadena, may be cited as such, and will be referred to herein as "these regulations" or "these building standards" or "this Code."

c. Section 101.2 is amended in its entirety to read:
SECTION 101.2 PURPOSE AND INTENT. The purpose of this Code is to provide minimum standards to preserve the public peace, health and safety by regulating the design, construction, installation, quality of materials, location, operation and maintenance of equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.
The Codes adopted by the City shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents any mandatory duties of

care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.
This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

d. Section 101.3 is amended in its entirety to read:
SECTION 101.3 SCOPE. The provisions of this Code shall apply to the erection, alteration, installation, repair, movement, improvement, removal connection or conversion of any plumbing equipment and/or appliances or any other plumbing work regulated by this Code within the City.
Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.
Where the requirements of this Code conflict with the requirements of Mechanical Code of the City of South Pasadena, this Code shall prevail.

e. Section 101.4 is amended in its entirety to read:
SECTION 101.4 VIOLATIONS AND PENALTIES

101.4.1 Compliance with Codes. It shall be unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

101.4.2 Violation. It shall be unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

101.4.3 Penalty. Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Upon conviction of any such violation, such person shall be punishable by a fine of not more than $1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs that are or may be imposed for a violation of any of the provisions of this Code.

101.4.4 Work Without Permit. Whenever any work has been commenced without a permit as required by the provisions of Section 103.1, a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be as specified by ordinance or resolution.
The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

101.4.5 Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.
The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

f. Section 101.5 is amended in its entirety to read:
SECTION 101.5 ORGANIZATION AND ENFORCEMENT

101.5.1 Building Division. There is hereby established a division in the City Planning and Building Department to be known and designated as the *Building Division.*

101.5.2 Powers and Duties of the Building Official.

101.5.2.1 General. The building official is hereby authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.
The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

101.5.2.2 The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

101.5.2.3 Deputies. With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall

be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

101.5.2.4 Right of entry

101.5.2.4.1 Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the building official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition that makes such building, structure or premises hazardous, unsafe or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the building official or an authorized representative is hereby authorized to enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the building official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises is occupied, the building official shall first present proper credentials to the occupant and request entry explaining the reasons therefore and (2) if such premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be obtained because the owner or other person having charge or control of the premises cannot be found after due diligence or if entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises.

101.5.2.4.2 Notwithstanding the foregoing, if the building official or an authorized representative has reasonable cause to believe that the building, structure or premises is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the building official shall have the right to immediately enter and inspect such premises and may use any reasonable means required to effect such entry and make such inspection, whether such premises is occupied or unoccupied and whether or not permission to inspect has been obtained. If the premises is occupied, the building official shall first present credentials to the occupant and demand entry, explaining the reasons therefore and the purpose of the inspection.

101.5.2.4.3 No person shall fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the building official or an authorized representative to make any inspection provided for by Section 101.5.2.4.2. Any person violating this section shall be guilty of a misdemeanor and subject to the same penalties prescribed in Section 101.4.3.

101.5.3 Stop Work Orders. Whenever any plumbing work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the building official may order the work stopped by notice in

writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

101.5.4 Use Violations. Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the building official may order such use discontinued. Such person shall immediately discontinue the use. The use shall remain discontinued until the noncomplying condition has been corrected, and inspection and approval has been obtained from the building official. Permits shall be issued where required by this Code.

101.5.5 Liability. The liability and indemnification of the building official and any subordinates are governed by the provisions of Division 3.6 of Title I of the Government Code.

101.5.6 Existing Equipment, Appliances and Fixtures. Existing equipment, appliances and/or fixtures lawfully installed prior to the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

101.5.7 Dangerous Construction, Equipment, Appliances and Fixtures. Whenever it is brought to the attention of the building official that any construction, equipment, appliances and/or fixtures regulated by this Code are dangerous, unsafe, or a menace to life, health or property or are in violation of this Code, the building official shall have the authority to make an investigation. The building official shall have the authority to order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter change remove or demolish same, as he, in his/her discretion may consider necessary for the protection of life, health or property.

101.5.8 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications for individual cases, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical, and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such modification does not lessen any fire protection or other life safety-related requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.
A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

101.5.9 Alternate Materials and Methods of Construction. The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.
The building official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.
The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.
A written application for use of an alternate material or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

101.5.10. Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations, or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the building official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent.
Test methods shall be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the building official shall determine the test procedure.

101.5.11 Cooperation of Other Officials. The building official may request, and shall receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.

101.5.12 Service. Whenever this chapter requires a notice to be served by personal service or by registered or certified mail, it shall be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service shall be by posting a copy of the notice on the building or structure or at the premises.

g. Section 101.7 is amended in its entirety to read:
SECTION 101.7 AMENDMENTS TO ORDINANCES
Whenever any reference is made to any other ordinance, such reference shall be deemed to include all future amendments thereto.

h. Section 101.8 is amended in its entirety to read:
SECTION 101.8 VALIDITY

If any section, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, clause or phrase thereof, irrespective of the fact that any one of more sections, sentences, clauses and phrases are declared invalid.

i. Section 101.9 is amended in its entirety to read:

SECTION 101.9 APPEALS BOARDS

101.9.1 Technical Interpretations Appeals Board. When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 days from the date of the action being appealed from. The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to plumbing construction. Two members shall be practicing plumbing engineers; two shall be competent plumbing contractors, and one a lawyer, each of whom shall have had at least 10 years experience in plumbing design and/or construction or as a lawyer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation, and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

101.9.2 Accessibility Appeals Board. In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also know as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of California Code of

Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

101.9.3 Limitations of Authority. Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, nor shall the board be empowered to waive requirements of this Code.

101.9.4 Appeals Board Fees. A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.
All requests to appeal determinations, orders or actions of the building official, or to seek modifications of previous orders of the appeals boards, shall be presented in writing.

j. Subsection 101.10 is deleted.

k. Section 102 is amended in its entirety to read:
SECTION 102 PLUMBING PLAN REQUIREMENTS

102.1 General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a plumbing permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.
Separate Plumbing Code plan review is required for any of the following:

(a) Any restaurant that requires a grease trap or a grease interceptor;
(b) Any facility that requires a sand/grease clarifier;
(c) Plumbing Systems with more than 216 waste fixture units;
(d) Potable water supply piping required to be 2" or larger;
(e) Fuel gas piping required to be 2" or larger;
(f) Fuel gas piping containing medium- or high-pressure gas;
(g) Combination waste and vent systems;
(h) Plumbing fixtures located below the next upstream manhole or below the sewer main;
(i) Chemical waste systems;

(j) Rainwater system employing a sump pump;
(k) Grey water systems;
(l) Any type of sewer ejection system or lift station;
(m) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a plumbing engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

102.2 Engineer of Record. When it is required that documents be prepared by an engineer, the building official may require the owner to designate on the permit application an engineer who shall act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who shall perform all of the duties required of the original engineer of record. The building official shall be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties.

The engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

102.3 Information Required on Plumbing Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the plumbing plans shall indicate the following:

(a) A complete floor plan showing the location of all proposed plumbing fixtures;
(b) A complete plan showing the layout, diameter and material of all proposed piping;
(c) A legend of all symbols used and a list of all abbreviations used;
(d) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for plumbing piping and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the City of South Pasadena Building Code and the Plumbing Code in effect on the date of plan check submittal.

102.4 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have prior approval of the building official. The engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.
Submittal documents for deferred submittal items shall be submitted to the engineer of record, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

102.5 Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be destroyed by the building official.
When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time of application.
Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

102.6 Retention of Plans. One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not fewer than 90 days from date of completion of the work covered therein.

l. Section 103 is amended in its entirety to read:
SECTION 103 PLUMBING PERMIT REQUIREMENTS

103.1 Plumbing Permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, to any plumbing equipment or fixtures without first obtaining a plumbing permit from the building official. A plumbing permit is required for any installation, alteration, reconstruction or

repair of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping (potable or nonpotable but which is connected to a potable water source), or gas piping located within or on any building, structure or premises.

Exceptions:

(a) Clearing of stoppages and stopping of leaks that do not involve the replacement of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping or gas piping.

(b) Change of residential plumbing fixtures that do not involve the replacement of the existing waste and vent piping excluding the trap, to include, residential toilets, residential bathroom hand sinks, bathtub and residential kitchen sinks.

(c) Connection of any appliance approved for and intended to be connected by flexible gas piping to a gas shutoff valve that was previously permitted and inspected under a valid Plumbing permit.

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

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

103.2 Permit Applicant Requirements. A permit shall only be issued to a licensed contractor.

Exception: A permit may be issued to a homeowner (see Section 210 for definition of a homeowner).

103.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the City for that purpose. Each such application shall:

(a) Identify and describe the work to be covered by the permit for which application is made.

(b) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.

(c) Be accompanied by plans and calculations as required in Section 102.

(d) Give such other information as reasonably may be required by the building official.

103.4 Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

(a) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
(b) The fees specified by resolution or ordinance have been paid.
(c) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.
One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

103.5 Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use that it authorizes is lawful.
The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

103.6 Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required plumbing inspection approval by the building official or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.
Supplementary plumbing permits shall not expire so long as the associated building permit remains active.
No permit fees, except for issuance fees, shall be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) that the Codes in effect on the date of the new permit are the same as for the expired permit; and 3) that the duration of such failure to commence, suspension or abandonment has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria. All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

103.7 Permit Suspension or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.
The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

103.8 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued can request cancellation of a permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect.

103.9 Transfer of Permit by Applicant.

103.9.1 No Inspection Performed. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official, and new fees shall be paid as required by ordinance or resolution.

103.9.2 One or More Inspection Performed. Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official, and new fees shall be paid as required by ordinance or resolution.

103.9.3 Permit Duration. Transfer of a permit shall be considered a continuation of the previous permit when determining the permit duration, and shall not extend the duration of the existing permit.

m. Section 104 is amended in its entirety to read:
SECTION 104 INSPECTIONS.

104.1 General. All new plumbing work for which a permit is required shall be subject to inspection by the building official and all such work shall remain accessible and exposed for inspection purposes until approved by the building official. All new plumbing work,

and such portions of existing systems as may be affected by new work, or any changes, shall be inspected by the building official to ensure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.
No work shall be approved by the building official that was not completely verified. Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.
It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.
It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

104.2 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.
It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

104.3 Special Inspections. Special inspections may be required by the building official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, shall be accomplished by the means set forth in the City of South Pasadena Building Code.

104.4 Required Approvals. No work shall be done beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected and such work shall not be covered or concealed until authorized by the building official.
There shall be a final inspection and approval of all work when completed and ready for occupancy.

104.5 Testing of Systems. All plumbing systems shall be tested and approved as required by this Code and all testing shall be conducted in the presence of the building official. Joints and connections in the systems shall be gastight and watertight for the pressures required by the test.
In cases where it would be impractical to provide the aforementioned water or air tests, or for minor installations and repairs, the building official may make such inspection as deemed advisable in order to be assured that the work has been performed in accordance with the intent of this Code.
Protectively coated pipe shall be inspected and repaired in accordance with IAPMO Installation Standard IS-13, listed in Table 14-1.

104.6 Gas Utility Release. When deemed appropriate by the building official, gas utility may be released. Release of gas utility may be done prior to building final for testing and inspection purposes. The building official shall retain the right to revoke the release of gas utility for just cause, and may have the gas utility disconnected at the earliest availability of the utility provider.
Attempting to occupy prior to issuance of a certificate of completed construction, whether temporary or final, may be considered as just cause by the building official, and may result in disconnection of the utilities.

104.7 Authority to Disconnect Gas Utility. The building official is hereby empowered to disconnect or to order in writing the discontinuance of gas utility service to buildings, structures, premises, appliances, devices or materials installed without permit or found to be a hazard to life, health and/or property.
The building official shall have the power to disconnect or to order in writing the discontinuance of gas utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations
The gas service shall remain disconnected or gas utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such appliances, devices or materials has been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

n. Section 105 is amended in its entirety to read:
SECTION 105 FEES AND REFUNDS.

105.1 Fees. All plan review and permit fees shall be as adopted by separate resolution and/or ordinance.
Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

105.2 Permit Refunds. In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 103.8, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

105.3 Plan Check Refunds. No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

o. In addition to the definitions specified in sections 204, 205, 210 and 216, the following certain terms, phrases, words and their derivatives shall be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.
In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions shall govern and be applicable.

BOARD OF SUPERVISORS shall mean the City of South Pasadena City Council.

BUILDING DIVISION or BUILDING DEPARTMENT shall mean the Building Division of the Planning and Building Department.

BUILDING OFFICIAL shall mean the Director of Planning and Building Department or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

CHIEF PLUMBING INSPECTOR shall mean the building official.

HOMEOWNER is the owner, or for the purposes of a permit, the tenant of a single-family residence, including common accessory and minor poultry, animal or agricultural buildings where there is not more than one dwelling unit on the property.

NONINSPECTED WORK shall mean any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any plumbing equipment, appliances and/or fixtures or any other plumbing work regulated by this Code within the City without first obtaining inspection by and approval of the building official.

9.4 2013 Los Angeles County Code, Title 29, Mechanical Code Adopted – Where Filed Los Angeles County Mechanical Code and Appendices B, C and D, Title 29 (the 2014 Los Angeles County Mechanical Code), which adopts by reference and amends California Code of Regulations Title 24, Part 4 (the 2013 California Mechanical Code) is hereby adopted by reference pursuant to the provisions of California Government Code section 50022.1 through 50022.10 as though fully set forth herein, and made a part of this Code with the same force and effect with certain sections amended thereof that are necessary to meet local conditions as hereinafter set forth in section 9.4.1 of this Code.

In accordance with California Government Code Section 50022.6, one copy of said Los Angeles County Mechanical Code will remain on file with building official within the Planning and Building Department and shall be at all times maintained by the building official for use and examination by the public.

9.4.1 Mechanical Code Modified and Penalties. Los Angeles County Mechanical Code and Appendices B, C and D, Title 29 (the 2014 Los Angeles County Mechanical Code), which adopts by reference and amends California Code of Regulations Title 24, Part 4 (the 2013 California Mechanical Code), adopted by reference as the Mechanical Code of the City of South Pasadena, are hereby amended, deleted or added as follows:

a. Section 100 is deleted.

b. Section 101 is amended in its entirety to read:
SECTION 101 – TITLE. Chapter 9 , Section 9.4 of the Article I of the City of South Pasadena Municipal Code shall be known as the Mechanical Code of the City of South Pasadena, may be cited as such, and will be referred to herein as "these regulations" or "these standards" or "this Code."

c. Section 102 is amended in its entirety to read:
SECTION 102 – PURPOSE AND INTENT. The purpose of this Code is to provide minimum standards to preserve the public peace, health and safety by regulating the design, construction, installation, quality of materials, location, operation and maintenance of equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to

confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.
The Codes adopted by the City shall not be construed to hold the City or any officer, employee or agent thereof, responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.
This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

d. Section 103 is amended in its entirety to read:
SECTION 103 – SCOPE. The provisions of this Code shall apply to the erection, alteration, installation, repair, relocation, movement, improvement, removal connection or conversion, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances mechanical equipment and/or appliances or any other mechanical work regulated by this Code within the City.
Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

e. Section 104 is amended in its entirety to read:
SECTION 104 – VIOLATIONS AND PENALTIES

104.1 Compliance with Codes. It shall be unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

104.2 Violation. It shall be unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

104.3 Penalty. Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the

provisions of this Code is committed, continued or permitted. Upon conviction of any such violation, such person shall be punishable by a fine of not more than $1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs that are or may be imposed for a violation of any of the provisions of this Code.

104.4 Work Without Permit. Whenever any work has been commenced without a permit as required by the provisions of Section 111, a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be as specified by ordinance or resolution. The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

104.5 Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.
The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

f. Section 105 is amended in its entirety to read:
SECTION 105 – ORGANIZATION AND ENFORCEMENT.

105.1 Building Division. There is hereby established a division in the City Planning and Building Department to be known and designated as the *Building Division.*

105.2 Powers and Duties of the Building Official

105.2.1 General. The building official is hereby authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.
The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

105.2.2 The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

105.2.3 Deputies. With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

105.2.4 Right of Entry.

105.2.4.1 Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the building official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition that makes such building, structure or premises hazardous, unsafe or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the building official or an authorized representative is hereby authorized to enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the building official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises is occupied, the building official shall first present proper credentials to the occupant and request entry explaining the reasons therefore; and (2) if such premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be obtained because the owner or other person having charge or control of the premises cannot be found after due diligence, or if entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises.

105.2.4.2 Notwithstanding the foregoing, if the building official or an authorized representative has reasonable cause to believe that the building, structure or premises is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the building official shall have the right to immediately enter and inspect such premises and may use any reasonable means required to effect such entry and make such inspection, whether such premises is occupied or unoccupied and whether or not permission to inspect has been obtained. If the premises is occupied, the building official shall first present credentials to the occupant and demand entry, explaining the reasons therefore and the purpose of the inspection.

105.2.4.3 No person shall fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the building official or an authorized representative to make any inspection provided for by Section 105.2.4.2. Any

person violating this section shall be guilty of a misdemeanor and subject to the same penalties prescribed in Section 104.3.

105.3 Stop Work Orders. Whenever any mechanical work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

105.4 Use Violations. Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the building official may order such use discontinued. Such person shall immediately discontinue the use. The use shall remain discontinued until the noncomplying condition has been corrected, and inspection and approval has been obtained from the building official. Permits shall be issued where required by this Code.

105.5 Liability. The liability and indemnification of the building official and any subordinates are governed by the provisions of Division 3.6 of Title I of the Government Code.

105.6 Existing Equipment and Appliances. Existing equipment and/or appliances lawfully installed prior to the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

105.7 Dangerous Construction, Equipment and Appliances. Whenever it is brought to the attention of the building official that any construction or equipment regulated by this Code is dangerous, unsafe, or a menace to life, health or property, or is in violation of this Code, the building official shall have the authority to make an investigation. The building official shall have the authority to order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter, change, remove or demolish same, as he, in his/her discretion may consider necessary for the protection of life, health or property.

105.8 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications for individual cases, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such modification does not lessen any fire protection or other life safety-related requirements or any degree of

structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.
A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

105.9 Alternate materials and methods of construction. The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.
The building official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.
The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.
A written application for use of an alternate material or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

105.10. Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations, or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the building official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent.
Test methods shall be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the building official shall determine the test procedure.

105.11 Cooperation of Other Officials. The building official may request, and shall receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.

105.12 Service. Whenever this chapter requires a notice to be served by personal service or by registered or certified mail, it shall be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service shall be by posting a copy of the notice on the building or structure or at the premises.

g. Section 106 is deleted.

h. Section 107 is amended in its entirety to read:
SECTION 107 – AMENDMENTS TO ORDINANCES.
Whenever any reference is made to any other ordinance, such reference shall be deemed to include all future amendments thereto.

i. Section 108 is amended in its entirety to read:
SECTION 108 – VALIDITY.
If any section, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, clause or phrase thereof, irrespective of the fact that any one of more sections, sentences, clauses and phrases are declared invalid.

j. Section 109 is amended in its entirety to read:
SECTION 109 – APPEALS BOARDS.

109.1 Technical Interpretations Appeals Board. When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 days from the date of the action being appealed from. The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to mechanical construction. Two members shall be practicing mechanical engineers; two shall be competent mechanical contractors, and one a lawyer, each of whom shall have had at least 10 years experience in mechanical design and/or construction or as a lawyer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation, and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

109.2 Accessibility Appeals Board. In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also know as the California Building Standards Code), and to serve as an advisor to the building official on disabled

access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

109.3 Limitations of Authority. Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, nor shall the board be empowered to waive requirements of this Code.

109.4 Appeals Board Fees. A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.
All requests to appeal determinations, orders or actions of the building official, or to seek modifications of previous orders of the appeals boards, shall be presented in writing.

k. Section 110 is amended in its entirety to read:
SECTION 110 – MECHANICAL PLAN REQUIREMENTS.

110.1 General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a mechanical permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction. Separate Mechanical Code plan review is required for any of the following:

(a) To verify compliance with State energy requirements when such information is not shown completely on the building plans;

(b) Installations where the aggregate BTU input capacity for either comfort heating or comfort cooling is more than 500,000 BTU;

(c) Type I or Type II commercial hoods;
(d) Parking garage exhaust ventilation systems;
(e) Product conveying duct system;
(f) Spray booths;
(g) Stair pressurization systems;
(h) Installation of fire dampers, smoke dampers and/or combination smoke/fire dampers;
(i) Air moving systems supplying air in excess of 2000 cfm and where smoke detectors are required in the duct work;
(j) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a mechanical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

110.2 Engineer of Record. When it is required that documents be prepared by an engineer, the building official may require the owner to designate on the permit application an engineer who shall act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who shall perform all of the duties required of the original engineer of record. The building official shall be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties.

The engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

110.3 Information Required on Mechanical Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the mechanical plans shall indicate the following:

(a) A complete floor plan showing the location of all proposed mechanical equipment, duct work, vents, etc.;
(b) A complete plan showing the layout, diameter and material of all proposed piping;

(c) A legend of all symbols used and a list of all abbreviations used;
(d) The location of all proposed inlets, outlets, diffusers, etc.;
(e) The btu/Hr and/or cfm rating of all equipment;
(f) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for mechanical piping and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the City of South Pasadena Building Code and the Mechanical Code in effect on the date of plan check submittal.

110.4 Deferred Submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have prior approval of the building official. The engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the engineer of record, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

110.5 Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be destroyed by the building official.

When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time of application.

Once an application and any extension thereof have expired, the applicant shall resubmit plans and calculations and pay a new application fee.

110.6 Retention of Plans. One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not fewer than 90 days from date of completion of the work covered therein.

l. Section 111 is amended in its entirety to read:

SECTION 111 – MECHANICAL PERMIT REQUIREMENTS.

111.1 Mechanical Permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, any mechanical equipment without first obtaining a mechanical permit from the building official. The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

111.2 Work Exempted From Mechanical Permit. A mechanical permit shall not be required for the following:

(a) Installation of portable appliances or equipment used for heating ventilating, or cooling (refrigeration or evaporative) that does not require either a Building Permit or an Electrical Permit to install;

(b) Repair or replacement of steam, hot, or chilled water piping, and refrigeration piping that were previously permitted and inspected under a valid mechanical permit;

(c) Repair or replacement of components to a refrigeration system that were previously permitted and inspected under a valid Mechanical permit.

(d) Repair or replacement of any component, part or assembly of an appliance that does not alter its original approval and complies with the other applicable requirements of this Code;

(e) Any unit refrigerating system.

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

111.3 Permit Applicant Requirements. A permit shall only be issued to a licensed contractor.

Exception: A permit may be issued to a homeowner (See Section 210 for definition of a homeowner).

111.4 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the City for that purpose. Each such application shall:

(a) Identify and describe the work to be covered by the permit for which application is made.

(b) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.

(c) Be accompanied by plans and calculations as required in Section 110.

(d) Give such other information as reasonably may be required by the building official.

111.5 Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

(a) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
(b) The fees specified by resolution or ordinance have been paid.
(c) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.
One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

111.6 Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use that it authorizes is lawful.
The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations, or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

111.7 Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required mechanical inspection approval by the building official, or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.
Supplementary mechanical permits shall not expire so long as the associated building permit remains active.
No permit fees, except for issuance fees, shall be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2)

that the Codes in effect on the date of the new permit are the same as for the expired permit; and 3) that the duration of such failure to commence, suspension or abandonment has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria. All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

111.8 Permit Suspension or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.
The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

111.9 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued can request cancellation of a permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect.

111.10 Transfer of Permit by Applicant.

111.10.1 No Inspection Performed. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

111.10.2 One or More Inspection Performed. Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

111.10.3 Permit Duration. Transfer of a permit shall be considered a continuation of the previous permit when determining the permit duration, and shall not extend the duration of the existing permit.

m. Section 112 is amended in its entirety to read:
SECTION 112 FEES.
All plan review and permit fees shall be as adopted by separate resolution and/or ordinance.
Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

n. Section 113 is amended in its entirety to read:
SECTION 113 REFUNDS.

113.1 Permit Refunds. In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 111.9, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

113.2 Plan Check Refunds. No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

o. Section 114 is amended in its entirety to read:
SECTION 114 INSPECTIONS.

114.1 General. All new mechanical work for which a permit is required shall be subject to inspection by the building official and all such work shall remain accessible and exposed for inspection purposes until approved by the building official. All new mechanical work, and such portions of existing systems as may be affected by new work, or any changes, shall be inspected by the building official to insure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.
No work shall be approved by the building official that was not completely verified. Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection.
Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.
It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be

liable for expense entailed in the removal or replacement of any material required to allow inspection.
It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.
It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

114.2 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.
It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

114.3 Special Inspections. Special inspections may be required by the building official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, shall be accomplished by the means set forth in the City of South Pasadena Building Code.

114.4 Required Approvals. No work shall be done beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected, and such work shall not be covered or concealed until authorized by the building official.
There shall be a final inspection and approval of all work when completed and ready for occupancy.

p. Sections 115 through 118 are deleted.

r. In addition to the definitions specified in sections 204, 205, 210 and 216, the following certain terms, phrases, words and their derivatives shall be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.
In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions shall govern and be applicable.

BOARD OF SUPERVISORS shall mean the City of South Pasadena City Council.

BUILDING DIVISION or BUILDING DEPARTMENT shall mean the Building Division of the City Planning and Building Department.
BUILDING OFFICIAL shall mean the Director of Planning and Building or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

CHIEF MECHANICAL INSPECTOR shall mean the building official.

HOMEOWNER is the owner, or for the purposes of a permit, the tenant of a single-family residence, including common accessory and minor poultry, animal or agricultural buildings where there is not more than one dwelling unit on the property.

NONINSPECTED WORK shall mean any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any mechanical equipment and/or appliances or any other mechanical work regulated by this Code within the City without first obtaining inspection by and approval of the building official.

9.5 2014 Los Angeles County Code, Title 30, Residential Code Adopted- Where Filed
Chapters 1 through 10, 44 and Appendix H of Title 30 of the 2014 Los Angeles County Code (the Los Angeles County Residential Code), which adopts by reference and amends California Code of Regulations Title 24, Part 2.5 (the 2013 California Residential Code), is hereby adopted by reference pursuant to the provisions of California Government Code Section 50022.1 through 50022.10 as though fully set forth herein, and made a part of this code with the same force and effect with certain sections amended thereof that are necessary to meet local conditions as hereinafter set forth in Section 9.1.1 of this code.

In accordance with California Government Code Section 50022.6, one copy of said Los Angeles County Building Code will remain on file with the building official within the Planning and Building Department and shall be at all times maintained by the building official for use and examination by the public.

9.5.1 Residential Code Modified and Penalties.

Chapters 1 through 10, 44 and Appendix H of Title 30 of the 2014 Los Angeles County Code (the Los Angeles County Residential Code), which adopts by reference and amends California Code of Regulations Title 24, Part 2.5 (the 2013 California Residential Code) adopted by reference as the Residential Code of the City of South Pasadena, are hereby amended, deleted or added as follows:

a. Section R100 is amended in its entirety to read:
Sections 102 through 119 of Chapter 1, Section 1207 of Chapter 12, Chapters 33, 34, 67, 98, 99 and Appendix J of Title 20.05 of the City of South Pasadena Code adopted by reference, amended and incorporated into this Title 9.5 shall be known as Sections 102 through 119 of Chapter 1, Section 1207 of Chapter 12, Chapters 33, 34, 67, 98, 99 and Appendix J of the Residential Code For One and Two Family Dwellings of the City of South Pasadena, may be cited as such, and will be referred to herein as *this Code*.

b. Section R101.1 is amended in its entirety to read:
101.1 Title. Chapter 9, Section 9.5 of the Article I of the City of South Pasadena Municipal Code shall be known as the Residential Code of the City of South Pasadena, may be cited as such, and will be referred to herein as "these regulations" or "these building standards" or "this Code."

c. Section R313 is deleted in its entirety and replaced with Section 903 of California Fire Code as adopted and amended by City of South Pasadena Municipal Code Chapter 14. Section 14.3, Amendments to the California Fire Code.

d. Section R902 is amended in its entirety to read:
R902 ROOF CLASSIFICATION.

R902.1 Roofing Covering Material. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roofing shall be installed in all areas designated by this section. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.
Exceptions:
1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

R902.2 Roof Coverings in All Areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period; the entire roof covering of every new structure; and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure shall be roof covering that is Class A.

SECTION 4. 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 South Pasadena City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrase be declared unconstitutional.

SECTION 5. That nothing in this ordinance or in the Building Code, Electrical Code, Plumbing Code, Mechanical Code and Residential Code hereby adopted shall be constructed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right remedy of any character be lost, impaired or affected by this ordinance.

SECTION 6. The ordinance shall take effect thirty (30) days after its final passage and within (5) days after its passage, the City Clerk of the City of South Pasadena shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and shall cause the same to be filed with the California Building Standards Commission. Within (15) days after its passage, the City Clerk of the City of South Pasadena shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and shall cause the same to be published in a newspaper in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 18th day of December, 2013.

MARINA KHUBESRIAN, M.D., Mayor

ATTEST:

Evelyn G. Zneimer, City Clerk
(seal)

Date: 12/18/2013

APPROVED AS TO FORM:

Richard L. Adams II, City Attorney

I HEREBY CERTIFY the foregoing ordinance was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 18th day of December, 2013, by the following vote:

AYES: Cacciotti, Joe, Mahmud, Schneider, and Mayor Khubesrian

NOES: None

ABSENT: None

ABSTAINED: None

Desiree Jimenez for EGZ

Evelyn G. Zneimer, City Clerk
(seal)

ORDINANCE NO. 2261

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, MAKING CERTAIN FINDINGS AND REPEALING THE CURRENT ARTICLE I OF CHAPTER 9 (IN GENERAL) OF THE SOUTH PASADENA MUNICIPAL CODE TO ADD A NEW ARTICLE I OF CHAPTER 9 (IN GENERAL) TO ADOPT BY REFERENCE AND AMEND THE 2014 LOS ANGELES COUNTY BUILDING CODE, ELECTRICAL CODE, PLUMBING CODE, MECHANICAL CODE AND RESIDENTIAL CODE

WHEREAS, the 2013 California Building Code, 2013 California Electrical Code, 2013 California Plumbing Code, 2013 Mechanical Code and 2013 Residential Code have been published by the International Code Council and the California Building Standards Commission; and

WHEREAS, the City of South Pasadena is required to adopt and amend as required by the California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code and California Residential Code prior to January 1, 2014; and

WHEREAS, Unless the City Council adopts an urgency ordinance to become effective on January 1, 2014, the 2013 California Building, Electrical, Plumbing, Mechanical and Residential Code without amendments necessary to preserve the public peace, health, safety and welfare of the City of South Pasadena will go into effect until such time as the amendment to the code can become legally effective through the standard process of Code adoption. This will result in a gap in the implementation of the more stringent Code regulations necessary for the City of South Pasadena due to its unique climatic, geological and topographical characteristics. The City Council hereby finds that such a gap in the implementation of said more stringent Code regulations will result in an immediate threat to the public health, safety and welfare of the City of South Pasadena.

WHEREAS, the County of Los Angeles has adopted by reference and amended by Ordinance Number 13-5076, the 2013 California Building Code, by Ordinance Number 13-5078, the 2013 California Electrical Code, by Ordinance Number 13-5071, the 2013 California Plumbing Code, by Ordinance Number 13-5082, 2013 California Mechanical Code, and by Ordinance Number 13-5083, 2013 California Residential Code, to create 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles County Plumbing Code, 2014 Los Angeles County Mechanical Code, and 2014 Los Angeles County Residential Code; and

CERTIFIED COPY
THIS IS A TRUE AND CERTIFIED COPY OF THE DOCUMENT ON FILE IN THE OFFICIAL RECORDS OF THE CITY OF SOUTH PASADENA
Deputy City Clerk 12/24/2013 Date
This certification appears in blue ink with an original signature and bears the seal of the City of South Pasadena.

WHEREAS, the City of South Pasadena finds that the amendments to the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Residential Code adopted by reference by the County of Los Angeles as part of the 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles Plumbing Code, 2014 Los Angeles Mechanical Code and 2014 Los Angeles Residential Code are necessary and appropriate for the City of South Pasadena because of local climatic, geologic and/or topographic conditions; and

WHEREAS, the City of South Pasadena finds that further amendments to the 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles Plumbing Code, 2014 Los Angeles Mechanical Code and 2014 Los Angeles Residential Code are necessary because of local climatic, geologic and/or topographic conditions; and

WHEREAS, the City of South Pasadena believes that the findings made by the Los Angeles County Board of Supervisors are applicable to and consistent with the desire of the City of South Pasadena to provide the most technically proficient and safe construction codes possible; and

WHEREAS, the Los Angeles County Building, Electrical, Mechanical, Plumbing and Residential Codes are used throughout the County of Los Angeles and a large portion of the incorporated cities within the County of Los Angeles; and

WHEREAS, the Los Angeles County Building Code is common, well known to contractors, engineers, and architects; and are readily available for purchase.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds that the foregoing recitations herein describe climatic, geological and topographical characteristics within South Pasadena, which result in the need to not only adopt by reference the amendment made by the County of Los Angeles to the 2013 California Building Code, 2013 California Electrical Code, 2013 California Plumbing Code, 2013 Mechanical Code and 2013 Residential Code have been published by the International Code Council and the California Building Standards Commission and to modify further the 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles County Plumbing Code, 2014 Los Angeles County Mechanical Code and 2014 Los Angeles County Residential Code, as set forth in Section 9.1.1, 9.2.1, 9.3.1, 9.4.1 and 9.5.1 of the new

Article I of Chapter 9 herein, to protect the public health, safety and welfare of the South Pasadena community.

SECTION 2. The City Council hereby finds, determines and declares that the immediate preservation of the public peace, health, safety and welfare necessitates the enactment of this ordinance as an urgency ordinance. Unless the City Council adopts an urgency ordinance effective on January 1, 2014, the 2014 California Building, Electrical, Plumbing, Mechanical and Residential Code without amendments necessary to preserve the public peace, health, safety and welfare of the City of South Pasadena will go into effect until such time as the amendment to the code can become legally effective through the standard process of Code adoption. This will result in a gap in the implementation of the more stringent Code regulations necessary for the City of South Pasadena due to its unique climatic, geological and topographical characteristics. The City Council hereby finds that such a gap in the implementation of said more stringent Code regulations will result in an immediate threat to the public health, safety and welfare of the City of South Pasadena.

SECTION 3. The City Council hereby finds that the herein adoption of the Los Angeles County Building Code, Los Angeles Electrical Code, Los Angeles Plumbing Code, Los Angeles Mechanical Code and Los Angeles Residential Code, with amendments, is exempt from further environmental review under the provisions of the California Environmental Quality Act ("CEQA") pursuant to State Guideline Section 15061(b)(3), which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The City Council finds from the evidence presented that it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

SECTION 4. The City Council hereby repeals Article I of Chapter 9 (In General) of the Code of South Pasadena, in its entirety, and hereby amends the Code of South Pasadena, with the addition of the following Article I of Chapter 9 (In General):

CHAPTER 9
ARTICLE I. IN GENERAL

9.1 2013 Los Angeles County Code, Title 26, Building Code Adopted – Where Filed. Chapters 1 through 35, 66, 67, 98, 99 and Appendices I and J of Title 26, Los Angeles County Building Code, as amended and in effect on January 1, 2014, adopting the 2013 California Building Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the South Pasadena Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except as revised in this ordinance. In accordance with Section 50022.6 of the California Government

Code, not less than one copy of said Title 26 of the Los Angeles County Building Code together with any and all amendments thereto proposed by the City of South Pasadena, has been and is now filed in the office of the Planning and Building Department, shall be remain on file with the Building Official, shall collectively be known as the *City of South Pasadena Building Code* and may be cited as Chapter 9, Section 9.1 of the South Pasadena Municipal Code.

9.1.1 Building Code Modified and Penalties. Chapters 1 through 35, 66, 67, 98, 99 and Appendices I and J of Title 26 of the 2014 Los Angeles County Code (the Los Angeles County Building Code), which adopts by reference and amends California Code of Regulations Title 24, Part 2 (the 2013 California Building Code) adopted by reference as the Building Code of the City of South Pasadena, are hereby amended, deleted or added as follows:

a. Section 100 is deleted.

b. Section 101 is amended in its entirety to read:
SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Chapter 9, Section 9.1 of the Article I of the City of South Pasadena Municipal Code shall be known as the Building Code of the City of South Pasadena, may be cited as such, and will be referred to herein as "these regulations" or "these building standards" or "this Code."

101.2 Purpose and Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person. This Code shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.
This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

101.3 Scope and Applicability. The provisions of this Code shall apply to the erection, construction, enlargement, alteration, installation, reconstruction, repair, movement, improvement, connection, conversion, demolition, use and occupancy of any building, structure or premises, or portion thereof, and grading within the City.
The provisions of this Code shall not apply to work located primarily in a public way other than pedestrian protection structures required by Chapter 33; public utility towers and poles; equipment not specifically regulated in this Code; hydraulic flood control structures; work exempted by Section 107.2; or minor work of negligible hazard to life specifically exempted by the building official.
Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Section 109 and Chapter 34 of this Code.
Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the Residential Code as amended and adopted by the City of South Pasadena.
Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and referenced codes and standards, the provisions of this Code shall apply.

The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law.
In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

c. Section 103.5 is amended in its entirety to read:
Section 103.5 Costs. Any person who violates any provision of this Code shall be responsible for the costs of any and all Code enforcement actions taken by the Building Official in response to such violations. These costs shall be based on the amounts specified in Section 115.

d. A new subsection 103.6. is added to read:
103.6 Work Without Permit. Whenever any work has been commenced without a permit as required by the provisions of this Code, a special investigation shall be made prior to the issuance of the permit. An investigation fee specified as per Section 115 shall be collected for each permit so investigated.
Exception: When the building official has determined that the owner-builder of a one- or two-family dwelling, accessory building or accessory structure had no knowledge that a

permit was necessary and had not previously applied for a permit from the Building Division of the City of South Pasadena the investigation fee shall be specified as per the Section 115.
The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.
For additional provisions applicable to grading, see Appendix J.

e. A new subsection 103.7 is added to read:
103.7 Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, the building official shall have the authority to collect a noncompliance fee.
The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.
For additional provisions applicable to grading, see Appendix J.

f. Subsection 104.1 is amended in its entirety to read:
104.1 Building Division. There is hereby established a division in the City Planning and Building Department to be known and designated as the Building Division.

g. Subsection 104.2.2 is amended in its entirety to read:
104.2.2 Deputies. With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

h. Subsection 104.2.7 is amended in its entirety to read:
104.2.7 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications, on a case-by-case basis, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such modification does not lessen any fire protection or other life safety-related requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.
A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

i. Subsection 104.2.8 is amended in its entirety to read:
104.2.8 Alternate materials, design and methods of construction. The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material, appliances, installation, device, arrangement, method, design or method of construction not specifically prescribed by this Code. The building official may approve on a case-by-case basis any such alternate, provided that he or she finds that the proposed design is satisfactory and complies with the provisions of this Code and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance and other life-safety factors, durability, planning and design, energy, material resource efficiency and conservation, environmental air quality, performance, water and sanitation.
The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.
A written application for use of an alternate material, design or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

j. Subsection 104.3 is amended in its entirety to read:
104.3 Definitions. In additions to the definitions specified in Chapter 2 of this Code, the following certain terms, phrases, words and their derivatives shall be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.
In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions shall govern and be applicable.

BOARD OF SUPERVISORS shall mean the City of South Pasadena City Council.

BUILDING CODE shall mean the Los Angeles County Code Title 26 as adopted and amended by the City of South Pasadena.

BUILDING DIVISION or BUILDING DEPARTMENT shall mean the Building Division of the City Planning and Building Department.

BUILDING OFFICIAL shall mean the Director of Planning and Building Department or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

BUILDING REHABILITATION APPEALS BOARD shall mean the City of South Pasadena City Council.

CALGREEN see Green Building Standards Code definition.

COUNTY may mean City of South Pasadena or Los Angeles County depending on the context.

DEMOLITION Whenever the term *demolition* or *demolish* is used in this Code, it shall include the removal of the resulting debris from such demolition and the protection or filling of excavations exposed by such demolition as may be required by this Code, relevant laws, ordinances, rules and/or regulations.

ELECTRICAL CODE shall mean the Los Angeles County Code Title 27 as adopted and amended by the City of South Pasadena.

ENERGY CODE shall mean California Code of Regulations Title 24, Part 6.

FACTORY-BUILT STRUCTURE shall mean buildings or structures that meet all of the following criteria:

(1) fabrication on an off-site location under the inspection of the State, for which the State inspection agency has attested to compliance with the applicable State laws and regulations by the issuance of an insignia;

(2) the bearing of the State insignia and that have not been modified since fabrication in a manner that would void the State approval; and for which the City has been relieved by statute of the responsibility for the enforcement of laws and regulations of the State of California or the City.

FIRE CODE shall mean the California Code of Regulations Title 24, Part 9, as adopted and amended by the City of South Pasadena.

GREEN BUILDING STANDARDS CODE shall mean California Code of Regulations Title 24, Part 11.

HEALTH CODE or **LOS ANGELES COUNTY HEALTH CODE** shall mean Division 1 of Title 11 of the Los Angeles County Code.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT shall mean either the City of South Pasadena Public Works Department or the Los Angeles County Flood Control District.

MECHANICAL CODE shall mean the Los Angeles County Code Title 29 as adopted and amended by the City of South Pasadena.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT shall mean a permit issued as required by the Federal Clean Water Act in order to protect receiving waters. The NPDES permit requires controls to reduce the discharge of pollutants into storm drains, channels or natural watercourses.

NONINSPECTED WORK shall mean any erection, construction, enlargement, alteration, repair, movement, improvement, removal, connection, conversion, demolition or equipping for which a permit was first obtained, pursuant to Section 107, but which has progressed beyond the point indicated in successive inspections, including but not limited to inspections set forth in Section 117, without first obtaining inspection by and approval of the building official.

UNPERMITTED STRUCTURES shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required permit(s) having first been obtained from the Building Official, pursuant to Subsection Section 107.1, supraor any unfinished work for which a permit has expired.

PLUMBING CODE shall mean the Los Angeles County Code Title 28 as adopted and amended by the City of South Pasadena.

RESIDENTIAL BUILDING CODE shall mean the Los Angeles County Code Title 30 as adopted and amended by the City of South Pasadena.

ROAD COMMISSIONER CODE shall mean the City Engineer.

UNINCORPORATED PORTION OF THE COUNTY OF LOS ANGELES shall mean the City of South Pasadena.

UNPERMITTED STRUCTURE shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required approval(s) and permit(s) having first been obtained from the building official.

k. Section 105 is amended in its entirety to read:
SECTION 105 APPEALS BOARDS

105.1 Technical Interpretations Appeals Board. When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 calendar days from the date of the action being appealed. The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to building construction. One member shall be a practicing architect, one a competent builder, one a lawyer and two shall be civil or structural engineers, each of whom shall have had at least ten years experience as an architect, builder, lawyer or structural designer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be

appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

105.2 Accessibility Appeals Board. In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also known as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of the California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

105.3 Limitations of Authority. Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, other than Section 102, nor shall the board be empowered to waive requirements of this Code.

105.4 Appeals Board Fees. A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.
All requests to appeal determinations, orders or actions of the building official or to seek modifications of previous orders of the appeals boards shall be presented in writing.

1. Section 106 is amended in its entirety to read:
SECTION 106 BUILDING PLAN REQUIREMENTS

106.1 General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans, and when deemed necessary by the building official, calculations, geological or engineering reports and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer or architect licensed or registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a building permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.
When authorized by the building official, complete plans and calculations need not be submitted for the following work when information sufficient to clearly define the nature and scope of the work are submitted for review:

1. One-story buildings of conventional light-frame construction with a gross floor area not exceeding 600 square feet;
2. Work deemed by the building official as minor, small and/or unimportant work.

Where deemed necessary by the building official, submittals shall include special inspection requirements as defined in Section 117.5 and structural observation requirements as defined in Section 117.6.
Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a civil engineer, structural engineer, mechanical engineer, electrical engineer, soils engineer or architect registered or certified to practice in the State of California when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.
For buildings exceeding 160 feet (48.77 m) in height, the structural calculations and each sheet of structural plans shall be prepared under the supervision of and shall bear the signature or approved stamp of a person authorized by the State of California to use the title structural engineer. In addition, all architectural sheets shall bear the signature or approved stamp of an architect licensed by the State of California.
All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the plan review requirements of this section.
For additional provisions applicable to grading, see Appendix J.

106.2 Architect or Engineer of Record. When it is required that documents be prepared by an architect or engineer, the building official may require the owner to designate on the permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or

engineer of record who shall perform all of the duties required of the original architect or engineer of record. The building official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties. The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

106.3 Information Required on Building Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.
The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner(s) and all persons who were involved in the design and preparation of the plans.
Plans shall include a plot plan showing the location of the proposed building and of every existing building on the premises. In lieu of specific details, the building official may approve references on the plans to a specific section or part of this Code, relevant laws, ordinances, rules and/or regulations.

Computations, stress diagrams and other data sufficient to show the correctness of the plans shall be submitted when required by the Building Official.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the following information:
1. The building Type of Construction;
2. Whether fire sprinklers are installed in all or any portion of the building;
3. Existing building areas and areas of all additions;
4. The number of stories of the building;
5. The use of all new and existing rooms and/or areas;
6. The Occupancy Classifications of each occupancy;
7. The Code in effect on the date of plan check submittal.

The plans shall show all mitigation measures required under the National Pollution Discharge Elimination System (NPDES) permit issued to the County of Los Angeles. For the application of NPDES permit requirements as they apply to grading plans and permits, see Appendix J of this code.

106.4 Drainage Review Requirement. Where proposed construction will affect site drainage, existing and proposed drainage patterns shall be shown on the plot plan.
A site inspection may be required prior to plan check of building plans for lots or parcels in areas having slopes of five horizontal to one vertical (5: 1) or steeper when the building official finds that a visual inspection of the site is necessary to establish drainage requirements for the protection of property, existing buildings or the proposed

construction. The fee for such inspection shall be as set forth by ordinance or resolution. Such a preinspection shall not be required for a building pad graded under the provisions of Appendix J.
For additional provisions applicable to grading, see Appendix J.

106.5 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have prior approval of the building official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.
Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

106.6 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 and submitted complete sets of plans as required by this section.
Plans shall reflect laws and ordinances in effect at the time a permit is issued except as provided in this section. Nothing in this section shall prohibit modifying the permit set of plans to reflect changes in laws and ordinances that have become effective since the approval of the standard plan. The standard plans shall become null and void where the work required by such changes exceeds five percent of the value of the building or structure.
Standard plans shall be valid for a period of one year from the date of approval. This period may be extended by the building official when there is evidence that the plans may be used again and the plans show compliance with this Code, relevant laws, ordinances, rules and regulations.

106.7 Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the building official.
When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time the plan check extension is requested.

Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

106.8 Retention of Plans. One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not less than 90 days from date of completion of the work covered therein.

m. Section 107 is amended in its entirety to read:
SECTION 107 BUILDING PERMIT REQUIREMENTS

107.1 Building Permit Required. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, or equip any building, structure, or portion thereof, perform any grading, or cause the same to be done, without first obtaining a separate permit for each such building, structure or grading from the building official.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.
No person shall install, alter, repair, move, improve, remove, connect any automatic fire-protection system regulated by this Code, or cause the same to be done, without first obtaining a separate permit for each such building or structure from the building official.
All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the permit requirements of this section.
For additional provisions applicable to grading, see Appendix J.

107.2 Work Exempted. A building permit shall not be required for the following:
Exemption from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances.

Unless otherwise exempted by the City of South Pasadena Plumbing, Electrical or Mechanical Codes, separate plumbing, electrical and mechanical permits will be required for the below-exempted items.
A building permit shall not be required for the following:

1. Work not regulated by the Building Code, except where deemed necessary by the building official to enforce other Federal and/or State Laws, State disabled access requirements, or to enforce City ordinances or policies.

2. Painting; wallpapering; installing carpet, vinyl, tile and similar floor coverings and repairing broken window glass not required by the Building Code to be safety or security glazing.
4. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the gross floor area does not exceed 120 square feet, the height does not exceed 12 feet and the maximum roof projection does not exceed 24 inches.
5. Chain-link, wrought-iron and similar fences not more than 12 feet in height.
7. Masonry, concrete, wood and similar fences not more than 6 feet in height.

Exception: Wood fences not more than 8 feet in height with 60 percent or more of the fence open and incapable of being loaded by wind.

8. Retaining walls that retain not more than 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding a Class I, II, or III-A liquids.
9. Ground-mounted radio and television antenna towers that do not exceed 45 feet in height and ground-supported dish antennas not exceeding 15 feet in height above finished grade in any position.
10. Light standards that do not exceed 30 feet in height.
11. Flagpoles not erected upon a building and not more than 15 feet high.
12. A tree house provided that:

    12.1 The tree house does not exceed 64 square feet in area or 8 feet in height from floor to roof.

    12.2 The ceiling height as established by door height or plate line does not exceed 6 feet.
13. Canopies or awnings, completely supported by the exterior wall, attached to a Group R-3 or U Occupancy and extending not more than 54 inches from the exterior wall of the building.
14. Sheds, office or storage buildings, and other structures incidental to work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
15. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below and that are not part of an accessible route.
16. Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are fewer than 18 inches deep, or do not exceed 5,000 gallons (18,927 L), and are installed entirely above adjacent grade.
17. Playground equipment.
18. Membrane structures not regulated by California Title 19, not exceeding 250 square feet in area, used exclusively for residential recreational purposes or as a cover for vehicles, and located in accordance with other City ordinances.
19. Steel tanks supported on a foundation not more than 2 feet (610 mm) above grade when the height does not exceed 1½ times the diameter.
20. Gantry cranes and similar equipment.

21. Bridges not involving buildings.
22. Motion picture, television and theater stage sets and scenery, except when used as a building.
23. Oil derricks.

107.3 Application for Permit. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the City for that purpose. Each such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and locate the proposed building or work.
3. For building plans, show the use and occupancy of all parts of the building.
4. Be accompanied by plans and calculations as required in Section 106.
5. State the valuation of the proposed work or, for grading, the volume of earth to be handled.
6. Give such other information as reasonably may be required by the building official.

107.4 Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

1. The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
2. The fees specified by resolution or ordinance have been paid.
3. The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the currently adopted Codes in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.
One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.
The building official may issue a permit for the construction of part of a building or structure before the entire plans and calculations for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Code. The holder of such

permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure will be granted.

107.5 Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use which it authorizes is lawful.
The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

107.6 Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required building inspection approval by the building official, or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.
For the purposes of this paragraph, "required building inspection" shall mean those inspections listed in Section 117.4.2, and those inspections specifically identified on the Job Record issued with the building permit. No partial inspection shall meet the definition of "required building inspection."
Supplementary permits for electrical, grading, mechanical, plumbing, and reroof shall not expire so long as the associated building permit remains active. No electrical, grading, mechanical, plumbing or reroof inspection shall satisfy the requirement to have a required building inspection as defined in this Section.
Where a new building permit is issued to complete work previously started under an expired permit, no permit fees, except for issuance fees, will be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) the Codes in effect on the issuance date of the new permit are the same as were in effect on the date the expired permit was issued; and 3) that the duration of time from the date of expired permit issuance or last required inspection approval, whichever occurred last, has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria.
All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

107.7 Permit Suspension or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit was issued in error or on the basis of incorrect

information supplied, or in violation of any other laws, ordinances or regulations or any of the provisions of this Code.
The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

107.8 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued may request cancellation of the permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect. All fees except for issuance fees shall be returned to the applicant.

107.9 Transfer of Permit by Applicant.

107.9.1 No Inspection Performed. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

107.9.2 One or More Inspection Performed. Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

107.9.3 Permit Duration Remains Unchanged. Transfer of a permit shall be considered a continuation of the previous permit when determining the permit's duration, and shall in no way extend the duration of the preceding permit.

n. Section 108 is deleted.

o. Section 109 is amended in its entirety to read:

SECTION 109 USE AND OCCUPANCY

109.1 General. No building, structure or premises, or portion thereof, shall be used or occupied, and no change in the existing occupancy classification of a building, structure or premises, or portion thereof, shall be made until the building official has approved the

building, structure or premises or portion thereof for such use or occupancy and until all permits have been approved or a temporary certificate of completed construction has been issued.

Upon final of a building permit and at the request of the applicant, a certificate of completed construction shall be issued by the building official for any structure that is ready to occupy.

Approval of a building, structure or premises, or portion thereof, for use or occupancy (including, but not limited to, final inspection approval and/or issuance of a certificate of completed construction or issuance of a temporary certificate of completed construction) shall not be construed as approval of a violation of the provisions of this Code, relevant laws, ordinances, rules and/or regulations. Approvals presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and/or regulations are not valid.

The building official may, in writing, suspend or revoke any such approvals or certificates whenever the building official determines that the approval or certificate was issued in error, or on the basis of incorrect information supplied, or when it is determined that the building, structure or premises, or portion thereof, is in violation of any provision of this Code, relevant laws, ordinances, rules and/or regulations. Any certificate of completed construction or temporary certificate of completed construction so issued shall be surrendered upon request of the building official.

109.2 Unpermitted Structures. No person shall own, use, occupy or maintain any unpermitted structure.

109.3 Change in Use. Changes in the character or use of a building shall not be made except as specified in Section 3406 of this Code.

109.4 Issuance of a Certificate of Completed Construction. When the building, structure or premises, or portion thereof, has passed final inspection, and when the building, structure or premises complies with this Code, relevant laws, ordinances, rules and regulations, and the required fees have been paid, the building official, upon request of the applicant, shall issue a certificate of completed construction, which shall contain the following:

1. The building permit number.
2. The address of the building or structure.
3. A description of that portion of the building for which the certificate is issued.
4. A statement that the described portion of the building was inspected and found to comply with the requirements of this Code, relevant laws, ordinances, rules and regulations for the group and division of occupancy and the use for which the proposed occupancy is classified.
5. The date the permit was approved.
6. Any other information deemed necessary by the building official.

For additional provisions applicable to grading, see Appendix J.

109.5 Issuance of a Temporary Certificate of Completed Construction. If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, the building official may issue a temporary certificate of completed construction for the use of a portion or portions of a building, structure or premises, prior to the completion of the entire building, structure or premises, or portion thereof.
Such temporary certificate of completed construction shall be valid for a period of time to be specified by the building official. Upon request of the owner or permittee, the building official may, in writing, extend the temporary certificate of completed construction when it is determined that the circumstances so warrant. After the expiration of a temporary certificate of completed construction and any extension(s) thereof, the building, structure or premises, or portion thereof, shall not be used or occupied until the building official has approved the building for such use or occupancy.

109.6 Posting. The certificate of completed construction shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.
Exception: Group R-3, and Group U Occupancies.

109.6.1 Live Load Posted. In new construction, a durable sign that indicates the "live load" shall be required in commercial or industrial buildings where the floor or roof or portion thereof is or has been designed with a live load that exceeds 50 psf. The live load sign shall be posted on that part of each story or roof to which it applies, in a conspicuous place. The live load sign shall be posted as a condition precedent to the issuance of a certificate of completed construction certificate. It shall be unlawful to remove or deface any such sign

109.7 Continued Use of Unpermitted and/or Noncomplying Conditions. When deemed appropriate by the building official, a certificate of continued use of unpermitted and/or noncomplying condition(s) may be issued. The certificate shall not be issued until documentation, satisfactory to the building official, has been provided indicating that 1) the unpermitted and/or noncomplying condition(s) were not created by the current owner, and 2) that the current owner had no knowledge that the conditions were unpermitted and/or noncomplying at the time of purchase.
An application shall be completed that states 1) that the continued use of the existing unpermitted construction and/or noncomplying conditions is permitted by the City only with the owner's understanding that the City in no way assumes responsibility for the method of construction or the materials used; and 2) that it is further understood that this application for continued use is not to be construed as being equivalent in any way to a building permit.
An inspection shall then be made by the building official. Where necessary, permits shall be issued to correct any conditions deemed to pose a potential threat to life, limb or property. Once the inspection(s) have been made; all necessary permits have been

obtained, inspected and approved; and all obvious potential threats to life, limb or property have been corrected, the building official may approve the application for unpermitted construction and or noncomplying condition(s). When approved by the building official, conditions deemed not to pose a potential threat to life, limb or property may be permitted to remain.

p. A new section 114 is added to read:

SECTION 114 FACTORY-BUILT HOUSING

114.1. Plans shall be submitted for plan review for all field-built portions of factory-built structures that clearly describe all work to be done at the site, including connection and/or anchorage of the factory-built structure to the field-built foundation and connection of utilities. Plans shall indicate compliance with this Code, relevant laws, ordinances, rules and regulations for all work that is to be done at the site.

q. A new section 115 is added to read:

SECTION 115 FEES

115.1 Plan review fees shall be equal to 85 percent of the permit fees, and permit fees shall be as adopted by separate resolution and/or ordinance.
The determination of value or valuation under any of the provisions of this code shall be made by the building official. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire protection systems and any other permanent work or permanent equipment.

Plan checking fees shall be paid at the time of plan review submittal. In addition to the aforementioned fees, the building official may require additional charges for review required by changes, additions or revisions of approved plans or reports, and for services beyond the first and second check due to changes, omissions or errors the part of the applicant.
Permit fees shall be paid at the time of permit issuance.

r. A new section 116 is added to read:

116.1 Permit Refunds. In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 107.8, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not.

The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

116.2 Plan Check Refunds. No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

s. A new section 117 is added to read:

SECTION 117 INSPECTIONS.

117.1 General. All construction or work for which a permit is required shall be subject to inspection by the building official, and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition to the inspections required to be made by the building official, certain types of construction shall have continuous inspection as specified in Chapter 17. Special inspections made in accordance with Chapter 17 shall not relieve the permit applicant of the responsibility to have the work inspected and approved by the building official. Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.
It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.
It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.
For additional provisions applicable to grading, see Appendix J.

117.2 Inspection Requests. It shall be the duty of the permit holder to notify the building official that work authorized by a permit is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.
It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.
For additional provisions applicable to grading, see Appendix J.

117.3 Inspection Record Card. When deemed necessary by the building official, work requiring a permit shall not be commenced until the applicant has posted or otherwise made available an inspection record card so as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall continue to be posted or otherwise made available by the permit holder until final approval of the permit has been granted by the building official.
For additional provisions applicable to grading, see Appendix J.

117.4 Work Ready For Inspection.

117.4.1 General. Upon notification from the applicant that the work for which there is a valid permit is ready for inspection, the building official shall be allowed to make all applicable inspections specified in this Code, on the inspection record card and any additional inspections required by the building official.
No work shall be approved by the building official that was not completely verified. Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection. Inspection by a special inspector shall not be made in-lieu of any inspections required to be made by the building official.
For additional provisions applicable to grading, see Appendix J.

117.4.2 Minimum Inspection Requirements. The following inspections shall not be requested until the associated requirements have been satisfied.

1. Foundation inspection: Shall not be requested until all trenches are excavated and forms erected, any required reinforcing steel is in place, and when all materials for the foundation are delivered to the job. All holdown hardware shall be securely installed in place. Where concrete from a central mixing plant (commonly termed "transit mixed") is to be used, materials need not be on the job.

Where any fill more than 8 inches in depth is placed, and/or where required by the building official or the soils engineer, compaction tests shall be submitted to the building official prior to requesting inspection.

Where required by the soils engineer, foundation trenching shall be reviewed and approved by the soils engineer prior to requesting inspection.

2. Concrete slab or under-floor inspection: Shall not be requested until all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is poured and/or floor sheathing installed, including the subfloor.
3. Floor sheathing inspection: Floor sheathing inspection shall not be requested until all sheathing is in place; all diaphragm nailing is complete; and all diaphragm ties, chords and/or drag struts have been installed. No walls shall be erected above the floor sheathing.
4. Roof sheathing inspection: Roof sheathing inspection shall not be requested until all sheathing is in place; all diaphragm nailing is complete; and all diaphragm ties, chords and/or drag struts have been installed. No portion of the roof sheathing shall be covered by crickets or similar construction.
5. Frame inspection: Shall not be requested until after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys, vents and all rough electrical, plumbing and mechanical work are complete. Roof coverings shall not be installed.
6. Lath inspection and/or wallboard: Shall not be requested until after all lathing and/or wallboard, interior and exterior, is in place, but before any plastering is applied or before wallboard joints and fasteners are taped and finished.
7. Final inspection: Shall not be requested until after finish grading and the building is completed and is ready for occupancy.
8. Other Inspections: In addition to the inspections specified above, the building official shall be allowed to make all applicable inspections specified on the Inspection Record card. The building official may also make or require any other inspections of any construction work to ascertain compliance with the provisions of this Code, relevant laws, ordinances, rules and regulations that are enforced by the building official.

For the purpose of determining compliance with Section 3403.7, the building official may cause any structure to be reinspected.

For additional provisions applicable to grading, see Appendix J.

117.5 Provisions for Special Inspection.

117.5.1 When Required. In addition to the inspections required elsewhere in this section, the owner shall employ one or more special inspectors, who shall provide inspections during construction on the types of work listed under Chapter 17. The special inspector may be employed either directly or through the architect or engineering firm in charge of the design of the structure, or through an independent inspection test firm approved by the building official.

Exception: The building official may waive the requirement for the employment of a special inspector if the construction is of a minor nature.

117.5.2 Identification of Work. When special inspection is required by Section 117.5.1, the architect or engineer of record shall identify on the plans all work that is required to have special inspection.
Where the special inspection method(s) to be employed are not specified elsewhere in this Code, relevant laws, ordinances, rules and/or regulations, the architect or engineer of record shall prepare an inspection program that shall be submitted to and approved by the building official prior to building permit issuance.
The special inspector(s) may be employed by the owner, the engineer or architect of record, or an agent of the owner, but shall not be employed by the contractor, the contractor's employees, representatives or agents of the contractor, or any other person performing the work.
The architect or engineer of record shall identify, on forms provided by the City, the individual(s) and/or firm(s) who are to perform any required special inspection, and where an inspection program is required by this section, shall specify the special inspection duties of the special inspector(s).

117.5.3 Qualifications, Requirements and Duties of the Special Inspector. The special inspector shall be approved by the building official prior to performing any inspection duties. The special inspector shall complete an application form provided by the City and shall submit documentation satisfactory to the building official that the special inspector is qualified to make the special inspection(s) for which application is made. The building official shall have the right to administer a written or verbal examination as deemed appropriate by the building official to verify that the special inspector is qualified to perform the inspection duties for which application is made. A special inspector who fails to pass the examination administered by the building official shall be required to wait a minimum of seven (7) days before submitting a new application to provide special inspection within the City.
The building official shall not be required to accept any documentation provided by a special inspector who was not approved by the building official prior to performing inspection duties. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material(s) or work installed, constructed or placed under the review of a special inspector who was not approved by the building official.
Failure to be approved by the building official prior to performing any special inspection duties may be considered by the building official as a failure to perform properly and shall allow the building official to refuse to allow the special inspector to perform inspection within the City.
The special inspector shall observe the work assigned for conformance with the approved design drawings.
The special inspector shall furnish inspection reports to the building official. All observed discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority and to the building official.

The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and the applicable workmanship provisions of this Code.
The building official shall have the right to reject any work performed under the review of a special inspector where the work performed fails to meet the minimum requirements of this Code, relevant laws, ordinances, rules and regulations. Regardless of the information communicated between the permit applicant and the special inspector, all work shall comply with the approved plans and this Code, relevant laws, ordinances, rules and regulations.
Upon evidence, satisfactory to the building official, of the failure of a special inspector to perform properly and effectively the duties of said office, the building official may revoke, suspend or refuse to allow the special inspector to perform inspection on sites within the City. Prior to such action, the holder shall be given an opportunity to appear before the building official and be heard.

117.6 Provisions for Structural Observation. When structural observation is required in accordance with the requirements of Chapter 17, the engineer or architect of record shall indicate on the plans what work is required to be observed by the engineer or architect responsible for the structural design, or the engineer or architect responsible for the structural design shall prepare an inspection program and shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The inspection program shall include samples of inspection reports and provide time limits for the submission of observation reports. The program shall be submitted to and approved by the building official prior to building permit issuance.
When required by the engineer or architect responsible for the structural design or the building official, the owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer or architect responsible for the structural design, to perform structural observation as defined in Section 202.
When deemed appropriate by the engineer or architect responsible for the structural design, the owner or owner's representative shall coordinate and call a preconstruction meeting between the engineer or architect responsible for the structural design, the structural observer, the contractor, the affected subcontractors and the special inspector(s). The structural observer shall preside over the meeting. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations. A record of the meeting shall be submitted to the building official.
All observed discrepancies shall be brought to the immediate attention of the engineer or architect responsible for the structural design and the contractor for correction; then if unresolved, to the building official. The structural observer shall submit to the building official a written statement at each significant construction stage stating that the required

site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved.
The structural observer shall submit a final signed report stating that the work requiring structural observation was, to the best of the observer's knowledge, in conformance with the approved plans and the applicable workmanship provisions of this Code.

117.7 Required Approvals. No work shall be done on any part of the building structure or premises beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected and such work shall not be covered or concealed until authorized by the building official.
There shall be a final inspection and approval of all work when completed and ready for occupancy.
For additional provisions applicable to grading, see Appendix J.

117.8 Site Requirements. A survey of the lot may be required by the building official to verify compliance of the structure with the approved plans.

117.9 Noninspected Work. No person shall own, use, occupy or maintain any structure on which noninspected work has been performed.

117.10 Utility Release. When deemed appropriate by the building official, gas and electric utilities may be released. Release of either utility may be done prior to building final for testing and inspection purposes. The building official shall retain the right to revoke the release of either utility for just cause, and may have either utility disconnected at the earliest availability of the utility purveyor.
Attempting to occupy prior to issuance of a certificate of completed construction, whether temporary or final, may be considered as just cause by the building official, and may result in disconnection of the utilities.

117.11 Authority to Disconnect Electric Utility. The building official is hereby empowered to disconnect or to order in writing the discontinuance of electric utility service to buildings, structures or premises, or portions thereof, or wiring, devices or materials installed without permit or found to be a hazard to life, health and/or property. The building official shall have the power to disconnect or to order in writing the discontinuance of electric utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations. The electrical service shall remain disconnected or electrical utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such wiring, devices or materials have been made safe

as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

117.12 Authority to Disconnect Gas Utility. The building official is hereby empowered to disconnect or to order in writing the discontinuance of gas utility service to buildings, structures, premises, appliances, devices or materials installed without permit or found to be a hazard to life, health and/or property.
The building official shall have the power to disconnect or to order in writing the discontinuance of gas utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations
The gas service shall remain disconnected or gas utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such appliances, devices or materials has been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

t. Section 903 of the Building Code is deleted in its entirety and replaced with Section 903 of California Fire Code as adopted and amended by City of South Pasadena Municipal Code Chapter 14, Section 14.3, Amendments to the California Fire Code.

u. Table 1505.1 is amended in its entirety as follows:

Table 1505.1								
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION								
IA	**IB**	**IIA**	**IIB**	**IIIA**	**IIIB**	**IV**	**VA**	**VB**
A	**A**	**A**	**A**	**A**	**A**	**A**	**A**	**A**

v. A new Section 3301.3 is added to read:

3301.3 On-Site Fencing During Construction.

3301.3.1 General. A fence shall be provided any time grading, demolition, or construction work requiring a grading or building permit is performed. The fence shall totally enclose the perimeter of all property. Locking gates may be provided at any location.
Exceptions:
1) When approved by the building official, a fence need not enclose residential property when at least one dwelling is continuously occupied. Approval not to fence the property may be revoked in writing by the building official if the property is found to be unoccupied for any length of time. For the purposes of this exception, continuously occupied is not intended to imply that the occupants must be continuously present.

2) When approved by the building official, the fence may enclose areas other than the perimeter of the property.

3301.3.2 Fence Construction. The fence shall be 6 feet in height measured from adjacent grade on the exterior side of the fence, and constructed from chain link, lumber, masonry or other approved materials. The fence shall be self-supporting and shall not incorporate structures or fencing on adjacent property without written approval of the adjacent property owner.

3301.3.3 Duration of Fencing. The fence shall be erected prior to the start of any grading, demolition, or construction work and shall remain in place until the work for which a grading or building permit is required has been completed.
Exceptions:
1) All or portions of the fence may be removed daily during construction so long as the property is continuously occupied, and all portions of the removed fence are replaced prior to the property being unoccupied.
2) When approved by the building official, the fence may be removed prior to completion of the grading, demolition, or construction work, if the property is determined by the building official to no longer provide an unsafe or hazardous condition.

3301.3.4 Failure to Comply. If the property is found unfenced and the building official determines that an unsafe or hazardous condition exists, the City may take action to correct the noncomplying condition by providing the required fence. The building official may then issue a notice to stop work until all fees incurred by the City to properly fence the property have been recovered. If such fees have not been recovered by the City within 30 days, the City may take action to recover the costs in accordance with the requirements of this Code.

y. Section 9903.2 is amended to read:
9903.2 Any unfinished building or structure that has been in the course of construction for an unreasonable period of time, and where the appearance and other conditions of said unfinished building or structure are such that the unfinished structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood, or is otherwise a nuisance, shall be deemed and hereby is declared a substandard building.
For the purposes of this Section, an unreasonable period of time shall be defined as eighteen (18) months for residential construction or construction located in a Residential Zone, and thirty-six (36) months for all other construction. For the purpose of the Section, residential construction shall also include detached garages and similar accessory structures that serve a residential structure or are located within a Residential Zone.

z-a Section J103.5 is amended in its entirety to read:

J 103.5 Grading Fees. Fees shall be assessed in accordance with the provisions of this section. The amount of the fees shall be as specified in Section 115 of this code.

J 103.5.1 Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the total volume of earth handled of excavation and fill.

J 103.5.2 Permit Fees. A fee for each grading permit shall be paid to the Building Official at the time of issuance of the permit. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code.

z-b. Section J 103.6 is amended in its entirety to read:
J 103.6 Compliance with Zoning Code. The building official may refuse to issue a grading permit for work on a site if either the proposed grading or the proposed land use for the site shown on the grading plan application does not comply with the provisions of "Planning and Zoning" of the City of SOUTH Pasadena Municipal Code.

z-c. Section J105.12 is amended in its entirety to read:
J105.12 Completion of work. Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is otherwise required by the Building Official:

1. A certification by the Field Engineer that to the best of his or her knowledge, the work within the Field Engineer's area of responsibility was done in accordance with the final approved grading plan.

2. A report prepared by the Soils Engineer retained to provide such services in accordance with Section J105.4, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. The report shall include a certification by the Soils Engineer that to the best of his or her knowledge, the work
within the Soils Engineer's area of responsibility is in accordance with the approved Soils Engineering report and applicable provisions of this chapter. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against hazard from landslide, settlement, or slippage.

3. A report prepared by the Engineering Geologist retained to provide such

services in accordance with Section J105.5, including a final description of the geology of the site and any new information disclosed during the grading and the effect of such new information, if any, on the recommendations incorporated in the approved grading plan. The report shall contain a certification by the Engineering Geologist that, to the
best of his or her knowledge, the work within the Engineering Geologist's area of responsibility is in accordance with the approved engineering geology report and applicable provisions of this Chapter. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against hazard from landslide, settlement. or slippage. The report shall contain a final as-built geologic map and cross-sections depicting all the information colleted prior to and during grading,

4. The grading contractor shall certify, on a form prescribed by the building official that the grading conforms to the approved plans and specifications.

9.2 2013 Los Angeles County Code, Title 27, Electrical Code Adopted – Where Filed
Los Angeles County Electrical Code and Appendices A, B, C, D, E, F, G,H and I of Title 27, which adopts by reference and amends California Code of Regulations Title 24, Part 3 (the 2013 California Electrical Code) is hereby adopted by reference pursuant to the provisions of California Government Code Section 50022.1 through 50022.10 as though fully set forth herein, and made a part of this Code with the same force and effect with certain sections amended thereof that are necessary to meet local conditions as hereinafter set forth in Section 9.2.1 of this Code.

In accordance with California Government Code Section 50022.6, one copy of said Los Angeles County Electrical Code will remain on file with the building official within the planning and building department and shall be at all times maintained by the building official for use and examination by the public.

9.2.1 Electrical Code Modified and Penalties
Los Angeles County Electrical Code and Appendices A, B, C, D, E, F, G, H and I of Title 27 (the 2014 Los Angeles County Electrical Code) which adopts by reference and amends California Code of Regulations Title 24, Part 3 (the 2013 California Electrical Code) adopted by reference as the Electrical Code of the City of South Pasadena, are hereby amended, deleted or added as follows:

a. Section 80-1 is amended in its entirety to read:
SEC. 80-1. Title. Chapter 9 Buildings Article I Section 9.2 of the City of South Pasadena Municipal Code shall be known as the Electrical Code of the City of South Pasadena, may be cited as such, and will be referred to herein as "these regulations" or "these standards "or "this Code."

b. Section 80-1.5 is deleted.

c. Section 80-2 is amended in its entirety to read:
SEC. 80-2. Purpose and Intent. The purpose of this Code is to provide minimum standards to preserve the public peace, health and safety by regulating the design, construction, installation, quality of materials, location, operation and maintenance of electrical systems, equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.
The Codes adopted by the City shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.
This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

d. Section 80-3 is amended in its entirety to read:
SEC. 80-3 Scope. The provisions of this Code shall apply to the erection, alteration, installation, repair, movement, improvement, removal connection or conversion of any electrical equipment and/or appliances or any other electrical work regulated by this Code within the City.
Exception: The provisions of this Code shall not apply to public utilities; or to electrical wiring for street lighting or traffic signals located primarily in a public way; or to mechanical equipment not specifically regulated in this Code. The provisions of this Code shall not apply to any electrical work performed by or for any electrical corporation, telephone corporation, telegraph corporation, railroad corporation or street railroad corporation on or with any electrical equipment owned or controlled and operated, or used by and for the exclusive benefit of, such corporation in the conduit of its business as a public utility, or to any other work that any such corporation may be entitled by law to perform without payment of any local tax; but all provisions of this Code shall apply insofar as they may consistently with the above be applicable to all other electrical work performed by or for any such corporation.
The terms "electrical corporation," "telephone corporation," railroad corporation," and "street railroad corporation" are herein used as said terms are respectively defined in the Public Utility Code of the State of California; and such terms shall also be deemed to include similar utilities that are municipally or governmentally owned and operated.
Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where

there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

e. Sections 80-4 through 80-7, and 80-10 are deleted.

f. The following definitions are amended to Section 80-11.

BOARD OF SUPERVISORS shall mean the City of South Pasadena City Council.

BUILDING DIVISION or BUILDING DEPARTMENT shall mean the Building Division of the City Planning and Building Department.

BUILDING OFFICIAL shall mean the Director of the Planning and Building Department or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.
CHIEF ELECTRICAL INSPECTOR shall mean the building official.

HOMEOWNER, for the purposes of a permit, is the owner of a single-family residence, including common accessory and minor poultry, animal or agricultural buildings where there is not more than one dwelling unit on the property. The dwelling shall also be occupied by the owner.

NONINSPECTED WORK shall mean any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any electrical equipment and/or appliances or any other electrical work regulated by this Code within the City without first obtaining inspection by and approval of the building official.

g. Section 80-12 is added to read as follows:
SEC. 80-12 VIOLATIONS AND PENALTIES
Compliance with Codes. It shall be unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.
Violation. It shall be unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.
Penalty. Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Upon conviction of any

such violation, such person shall be punishable by a fine of not more than $1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs that are or may be imposed for a violation of any of the provisions of this Code.

Work without Permit. Whenever any work has been commenced without a permit as required by the provisions of Section 81-2(a), a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be as specified by ordinance or resolution. The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

h. Section 80-13 is added to read as follows:

SEC. 80-13 ORGANIZATION AND ENFORCEMENT

Building Division. There is hereby established a division in the City Planning and Building Department to be known and designated as the *Building Division.*

Powers and Duties of the building official.

General. The building official is hereby authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

Guidelines and Policies. The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

Deputies. With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

Right of entry. Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the building official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition that makes such building, structure or premises hazardous, unsafe or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the building official or an authorized representative is hereby authorized to enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the building official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises is occupied, the building official shall first present proper credentials to the occupant and request entry explaining the reasons therefore and (2) if such premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be obtained because the owner or other person having charge or control of the premises cannot be found after due diligence, or if entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises.

Notwithstanding the foregoing, if the building official or an authorized representative has reasonable cause to believe that the building, structure or premises is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the building official shall have the right to immediately enter and inspect such premises and may use any reasonable means required to effect such entry and make such inspection, whether such premises is occupied or unoccupied and whether or not permission to inspect has been obtained. If the premises is occupied, the building official shall first present credentials to the occupant and demand entry, explaining the reasons therefore and the purpose of the inspection.

No person shall fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the building official or an authorized representative to make any inspection provided for by this Code. Any person violating this section shall be guilty of a misdemeanor and subject to the same penalties prescribed in Section 80-12(c).

Stop Work Orders. Whenever any electrical work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

Use violations. Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the building official may order such use discontinued. Such person shall immediately discontinue the use. The use shall remain discontinued until the noncomplying condition has been corrected, and inspection and

approval has been obtained from the building official. Permits shall be issued where required by this Code.

Existing Equipment and Appliances. Existing equipment and/or appliances lawfully installed prior to the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

Dangerous Construction, Equipment and Appliances. Whenever it is brought to the attention of the building official that any construction or equipment regulated by this Code is dangerous, unsafe, or a menace to life, health or property, or is in violation of this Code, the building official shall have the authority to make an investigation. The building official shall have the authority to order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter, change, remove or demolish same, as he, in his/her discretion may consider necessary for the protection of life, health or property.

Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications for individual cases, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations and that such modification does not lessen any fire protection or other life safety related requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.

A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

Alternate materials, design and methods of construction. The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material, design or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.

The building official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

A written application for use of an alternate material or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations, or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction,

the building official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent.
Test methods shall be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the building official shall determine the test procedure.
Cooperation of Other Officials. The building official may request, and shall receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.
Service. Whenever this chapter requires a notice to be served by personal service or by registered or certified mail, it shall be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service shall be by posting a copy of the notice on the building or structure or at the premises.

i. Section 80-14 is added to read as follows:
SEC. 80-14 Amendments to Ordinances. Whenever any reference is made to any other ordinance, such reference shall be deemed to include all future amendments thereto.

j. Section 80-15 is added to read as follows:
SEC. 80-15 Appeals Boards.
Technical Interpretations Appeals Board. When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 days from the date of the action being appealed.
The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to electrical construction. Two members shall be practicing electrical engineers, two shall be competent electrical contractors, and one a lawyer, each of whom shall have had at least 10 years experience in electrical design and/or construction or as a lawyer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

Accessibility Appeals Board. In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also know as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

Limitations of Authority. Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, nor shall the board be empowered to waive requirements of this Code.

Appeals Board Fees. A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.

All requests to appeal determinations, orders or actions of the building official or to seek modifications of previous orders of the appeals boards shall be presented in writing.

k. Article 81 is amended in its entirety to read:

ARTICLE 81 ELECTRICAL PLAN AND PERMIT REQUIREMENTS

SEC. 81-1 Plan Check Requirements.

General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for an electrical permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

Engineer of Record. When it is required that documents be prepared by an engineer, the building official may require the owner to designate on the permit application an engineer who shall act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who shall perform all of the duties required of the original engineer of record. The building official shall be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties. The engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

Plan Check Required. Separate Electrical Code plan review is required for any of the following:

(1) To verify compliance with State energy requirements when such information is not shown completely on the building plans;
(2) Any installation of any equipment rated at 400 amperes or larger;
(3) Any installation of a subpanel, switchboard or motor control center having a rating of 400 amperes or larger;
(4) Any installation of a motor rated more than 10 HP;
(5) Any installation of a transformer, generator, uninterruptable power supply (UPS), phase converter, capacitor, rectifier or other separately derived system;
(6) Any installation of storage batteries;
(7) Any installation of equipment rated above 600V;
(8) All motion picture theaters;
(9) Assembly rooms having an occupant load exceeding 500 occupants;
(10) All gas stations, repair garages and similar locations classified as Hazardous in Chapter 5 of this Code;
(11) Spray booths;
(12) Installation of lighting fixtures weighing more than 300 pounds;
(13) Installation of any illuminated sign;
(14) Any installation in a building of Type I-A, Type II-A , Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of an electrical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

Information Required on Electrical Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the electrical plans shall indicate the following:

(1) A complete floor plan showing the location of the proposed service and all proposed subpanels, switchboards, panelboards and/or motor control centers. All required working space dimensions shall also be indicated where required by the building official;

(2) A complete plan showing the layout, conductor size and insulation type for all proposed electric wiring in all parts of the building or structure;

(3) A legend of all symbols used and a list of all abbreviations used;

(4) A complete single line diagram with complete system grounding, water pipe bonding and other metal pipe bonding as required by the building official;

(5) The location of all proposed outlet boxes for switches, lights, receptacles and similar devices in all parts of the building or structure;

(6) The location, voltage and wattage or ampere rating for each noninductive piece of equipment;

(7) The location, voltage and wattage or ampere rating for each transformer, capacitor, ballast, converter, frequency changer and/or similar equipment;

(8) The location, voltage and horsepower rating for all motors, generators and similar equipment;

(9) The horsepower rating for all disconnects protecting more than one motor or protecting any piece of HVAC equipment containing more than one motor;

(10) Panel schedules for all proposed subpanels and similar equipment;

(11) Lighting fixture schedule;

(12) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for electrical and communication conduits, pipes and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the City of South Pasadena Building Code and the Electrical Code in effect on the date of plan check submittal.

Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have prior approval of the building official. The engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have

been found to be in general conformance with the intended design. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be destroyed by the building official.

When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time of application.

Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

Retention of Plans. One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not fewer than 90 days from date of completion of the work covered therein.

SEC. 81-2 Electrical Permit Requirements.

Electrical Permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, any electrical equipment without first obtaining an electrical permit from the building official.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

Work Exempted From Electrical Permit. An Electrical Permit shall not be required for the following:

(1) Minor repair work, such as the replacement of lamps, switches, receptacle devices and sockets that were previously permitted and inspected under a valid electrical permit;

(2) Connection of portable generators, portable motors, appliances, tools, power outlets and other portable equipment connected by means of a cord or cable having an attachment plug to a permanently installed receptacle that was previously permitted and inspected under a valid electrical permit;

(3) Repair or replacement of overcurrent devices;

(4) The wiring for temporary theater, motion picture or television stage sets;

(5) The repair or replacement of ground, slab, floor or roof-mounted fixed motors or appliances of the same type and rating in the same location and that were previously permitted and inspected under a valid electrical permit. Note:

Suspended or wall-mounted equipment may be exempted from electrical permit requirements only after documentation has been submitted to and reviewed by the building official for adequate seismic anchorage. Separate building permit(s) may be required;

(6) That portion of electrical wiring, devices, appliances, apparatus, or equipment operating at fewer than 25 volts and not capable of supplying more than 50 watts of energy;

(7) That portion of telephone, intercom, sound, alarm, control, communication and/or signal wiring that is not an integral part of an appliance, and which operates at 30 volts or less. **Note:** Separate permit may be required from the Fire Department;

(8) Temporary decorative lighting that is not installed for more than 90 days;

(9) The installation of temporary wiring for testing or experimental purposes within suitable facilities specifically approved by the building official for such use.

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

Permit Applicant Requirements. A permit shall only be issued to a licensed contractor. **Exception**: A permit may be issued to a homeowner (See Section 80-11 for definition of a homeowner).

Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the City for that purpose. Each such application shall:

(1) Identify and describe the work to be covered by the permit for which application is made.

(2) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.

(3) Be accompanied by plans and calculations as required in Section 81-1.

(4) Give such other information as reasonably may be required by the building official.

Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

(1) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.

(2) The fees specified by resolution or ordinance have been paid.

(3) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

Building official may refuse to issue a permit for temporary or permanent service when there is no apparent legally permitted use for the service. In determining whether a proposed use is legally permitted, the building official may consider not just the provisions of the Electrical Code but all applicable statutes, ordinances, rules and regulations.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use that it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required electrical inspection approval by the building official or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.

Supplementary electrical permits shall not expire so long as the associated building permit remains active.

No permit fees, except for issuance fees, shall be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) that the Codes in effect on the date of the new permit are the same as for the expired permit; and 3) that the duration of such failure to commence, suspension or abandonment has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria. All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

Permit Suspension or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.

The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in

violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued can request cancellation of a permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect.

Transfer of Permit by Applicant.

(1) No Inspection Performed. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

(2) One or More Inspection Performed. Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

(3) Permit Duration. Transfer of a permit shall be considered a continuation of the previous permit when determining the permit duration, and shall not extend the duration of the existing permit.

SEC. 81-3 Fees. All plan review and permit fees shall be as adopted by separate resolution and/or ordinance.

Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

SEC. 81-4 Permit Refunds. In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 81-2(i), the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

SEC. 81-5. Plan Check Refunds. No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

1. Article 82 is amended in its entirety to read:
ARTICLE 82 INSPECTIONS.

SEC. 82-1 General. All new electrical work for which a permit is required shall be subject to inspection by the building official, and all such work shall remain accessible and exposed for inspection purposes until approved by the building official. All new electrical work, and such portions of existing systems as may be affected by new work, or any changes, shall be inspected by the building official to insure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.
No work shall be approved by the building official that was not completely verified.
Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection.
Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations.
Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.
It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.
It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

SEC. 82-2 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.
It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

SEC. 82-3 Special Inspections. Special inspections may be required by the building official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, shall be accomplished by the means set forth in the City of South Pasadena Building Code.

SEC. 82-4 Required Approvals. No work shall be done beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected and such work shall not be covered or concealed until authorized by the building official.
There shall be a final inspection and approval of all work when completed and ready for occupancy.

SEC. 82-5 Electrical Utility Release. When deemed appropriate by the building official, electric utilities may be released. Release of electric utility may be done prior to building final for testing and inspection purposes. The building official shall retain the right to revoke the release of electric utility for just cause, and he or she may have the utility disconnected at the earliest availability of the utility purveyor.
Attempting to occupy prior to issuance of a certificate of completed construction, whether temporary or final, may be considered as just cause by the building official, and may result in disconnection of the utilities.
It shall be unlawful to energize or cause or permit to be energized any electrical wiring coming under the provisions of this Code, until such electrical wiring shall have been inspected and approved by the building official. Provided, however, that temporary permission may be given to furnish electric current to, or the use of electric current through any electrical wiring for a length of time not exceeding 30 days, or other reasonable period, if it appears to the building official that such electrical wiring may be used safely for such purpose, and that there exists an urgent necessity for such use.

SEC. 82-6 Authority to Disconnect Electric Utility. The building official is hereby empowered to disconnect or to order in writing the discontinuance of electric utility service to buildings, structures or premises, or portions thereof, or wiring, devices or materials installed without permit or found to be a hazard to life, health and/or property. The building official shall have the power to disconnect or to order in writing the discontinuance of electric utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations

The electrical service shall remain disconnected or electrical utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such wiring devices or materials has been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

m. Section 83-7 is amended in its entirety to read:
SEC. 83-7 Electrical Testing Certification. Electrical testing certifications intended to meet the listing and labeling requirements of this Code will be accepted as complying with the requirements of this Code only when such certifications have been issued by either the City of Los Angeles or the County of Los Angeles.

n. Section 83-8 is deleted.

o. Article 84 is deleted.

9.3 2014 Los Angeles County Code, Title 28, Plumbing Code Adopted – Where Filed

Los Angeles County Plumbing Code and Appendices A.B, D, H, I and J, Title 28 (the 2014 Los Angeles County Plumbing Code), which adopts by reference and amends California Code of Regulations Title 24, Part 5 (the 2013 California Plumbing Code) is hereby adopted by reference pursuant to the provisions of California Government Code Section 50022.1 through 50022.10 as though fully set forth herein, and made a part of this Code with the same force and effect with certain sections amended thereof that are necessary to meet local conditions as hereinafter set forth in Section 9.3.1 of this code.

In accordance with California Government Code Section 50022.6, one copy of said Los Angeles County Plumbing Code will remain on file with the building official within the planning and building department and shall be at all times maintained by the building official for use and examination by the public.

9.3.1 Plumbing Code Modified and Penalties
Los Angeles County Plumbing Code and Appendices A.B, D, H, I and J, Title 28 (the 2014 Los Angeles County Plumbing Code), which adopts by reference and amends California Code of Regulations Title 24, Part 5 (the 2013 California Plumbing Code), adopted by reference as the Plumbing Code of the City of South Pasadena, are hereby amended, deleted or added as follows:

a. Section 100 is deleted.

b. Section 101.1 is amended in its entirety to read:
Section 101.1 TITLE. Chapter 9, Section 9.3 of the Article I of the City of South Pasadena Municipal Code shall be known as the Plumbing Code of the City of South

Pasadena, may be cited as such, and will be referred to herein as "these regulations" or "these building standards" or "this Code."

c. Section 101.2 is amended in its entirety to read:
SECTION 101.2 PURPOSE AND INTENT. The purpose of this Code is to provide minimum standards to preserve the public peace, health and safety by regulating the design, construction, installation, quality of materials, location, operation and maintenance of equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.
The Codes adopted by the City shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.
This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

d. Section 101.3 is amended in its entirety to read:
SECTION 101.3 SCOPE. The provisions of this Code shall apply to the erection, alteration, installation, repair, movement, improvement, removal connection or conversion of any plumbing equipment and/or appliances or any other plumbing work regulated by this Code within the City.
Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.
Where the requirements of this Code conflict with the requirements of Mechanical Code of the City of South Pasadena, this Code shall prevail.

e. Section 101.4 is amended in its entirety to read:
SECTION 101.4 VIOLATIONS AND PENALTIES

101.4.1 Compliance with Codes. It shall be unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

101.4.2 Violation. It shall be unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

101.4.3 Penalty. Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Upon conviction of any such violation, such person shall be punishable by a fine of not more than $1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs that are or may be imposed for a violation of any of the provisions of this Code.

101.4.4 Work Without Permit. Whenever any work has been commenced without a permit as required by the provisions of Section 103.1, a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be as specified by ordinance or resolution.
The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

101.4.5 Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.
The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

f. Section 101.5 is amended in its entirety to read:
SECTION 101.5 ORGANIZATION AND ENFORCEMENT

101.5.1 Building Division. There is hereby established a division in the City Planning and Building Department to be known and designated as the *Building Division.*

101.5.2 Powers and Duties of the Building Official.

101.5.2.1 General. The building official is hereby authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.
The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

101.5.2.2 The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

101.5.2.3 Deputies. With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

101.5.2.4 Right of entry

101.5.2.4.1 Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the building official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition that makes such building, structure or premises hazardous, unsafe or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the building official or an authorized representative is hereby authorized to enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the building official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises is occupied, the building official shall first present proper credentials to the occupant and request entry explaining the reasons therefore and (2) if such premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be obtained because the owner or other person having charge or control of the premises cannot be found after due diligence or if entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises.

101.5.2.4.2 Notwithstanding the foregoing, if the building official or an authorized representative has reasonable cause to believe that the building, structure or premises is

so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the building official shall have the right to immediately enter and inspect such premises and may use any reasonable means required to effect such entry and make such inspection, whether such premises is occupied or unoccupied and whether or not permission to inspect has been obtained. If the premises is occupied, the building official shall first present credentials to the occupant and demand entry, explaining the reasons therefore and the purpose of the inspection.

101.5.2.4.3 No person shall fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the building official or an authorized representative to make any inspection provided for by Section 101.5.2.4.2. Any person violating this section shall be guilty of a misdemeanor and subject to the same penalties prescribed in Section 101.4.3.

101.5.3 Stop Work Orders. Whenever any plumbing work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

101.5.4 Use Violations. Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the building official may order such use discontinued. Such person shall immediately discontinue the use. The use shall remain discontinued until the noncomplying condition has been corrected, and inspection and approval has been obtained from the building official. Permits shall be issued where required by this Code.

101.5.5 Liability. The liability and indemnification of the building official and any subordinates are governed by the provisions of Division 3.6 of Title I of the Government Code.

101.5.6 Existing Equipment, Appliances and Fixtures. Existing equipment, appliances and/or fixtures lawfully installed prior to the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

101.5.7 Dangerous Construction, Equipment, Appliances and Fixtures. Whenever it is brought to the attention of the building official that any construction, equipment, appliances and/or fixtures regulated by this Code are dangerous, unsafe, or a menace to life, health or property or are in violation of this Code, the building official shall have the authority to make an investigation. The building official shall have the authority to order

any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter change remove or demolish same, as he, in his/her discretion may consider necessary for the protection of life, health or property.

101.5.8 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications for individual cases, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical, and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such modification does not lessen any fire protection or other life safety-related requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.
A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

101.5.9 Alternate Materials and Methods of Construction. The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.
The building official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.
The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.
A written application for use of an alternate material or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

101.5.10. Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations, or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the building official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent.
Test methods shall be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the building official shall determine the test procedure.

101.5.11 Cooperation of Other Officials. The building official may request, and shall receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.

101.5.12 Service. Whenever this chapter requires a notice to be served by personal service or by registered or certified mail, it shall be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service shall be by posting a copy of the notice on the building or structure or at the premises.

g. Section 101.7 is amended in its entirety to read:
SECTION 101.7 AMENDMENTS TO ORDINANCES
Whenever any reference is made to any other ordinance, such reference shall be deemed to include all future amendments thereto.

h. Section 101.8 is amended in its entirety to read:
SECTION 101.8 VALIDITY
If any section, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, clause or phrase thereof, irrespective of the fact that any one of more sections, sentences, clauses and phrases are declared invalid.

i. Section 101.9 is amended in its entirety to read:
SECTION 101.9 APPEALS BOARDS
101.9.1 Technical Interpretations Appeals Board. When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 days from the date of the action being appealed from. The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to plumbing construction. Two members shall be practicing plumbing engineers; two shall be competent plumbing contractors, and one a lawyer, each of whom shall have had at least 10 years experience in plumbing design and/or construction or as a lawyer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and

regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation, and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

101.9.2 Accessibility Appeals Board. In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also know as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

101.9.3 Limitations of Authority. Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, nor shall the board be empowered to waive requirements of this Code.

101.9.4 Appeals Board Fees. A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.
All requests to appeal determinations, orders or actions of the building official, or to seek modifications of previous orders of the appeals boards, shall be presented in writing.

j. Subsection 101.10 is deleted.

k. Section 102 is amended in its entirety to read:
SECTION 102 PLUMBING PLAN REQUIREMENTS

102.1 General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a plumbing permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.
Separate Plumbing Code plan review is required for any of the following:

(a) Any restaurant that requires a grease trap or a grease interceptor;
(b) Any facility that requires a sand/grease clarifier;
(c) Plumbing Systems with more than 216 waste fixture units;
(d) Potable water supply piping required to be 2" or larger;
(e) Fuel gas piping required to be 2" or larger;
(f) Fuel gas piping containing medium- or high-pressure gas;
(g) Combination waste and vent systems;
(h) Plumbing fixtures located below the next upstream manhole or below the sewer main;
(i) Chemical waste systems;
(j) Rainwater system employing a sump pump;
(k) Grey water systems;
(l) Any type of sewer ejection system or lift station;
(m) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a plumbing engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

102.2 Engineer of Record. When it is required that documents be prepared by an engineer, the building official may require the owner to designate on the permit application an engineer who shall act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who shall perform all of the duties required of the original engineer of record. The building official shall be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties.
The engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

102.3 Information Required on Plumbing Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the plumbing plans shall indicate the following:

(a) A complete floor plan showing the location of all proposed plumbing fixtures;
(b) A complete plan showing the layout, diameter and material of all proposed piping;
(c) A legend of all symbols used and a list of all abbreviations used;
(d) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for plumbing piping and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the City of South Pasadena Building Code and the Plumbing Code in effect on the date of plan check submittal.

102.4 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have prior approval of the building official. The engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the engineer of record, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

102.5 Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be destroyed by the building official.

When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall

also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time of application.
Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

102.6 Retention of Plans. One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not fewer than 90 days from date of completion of the work covered therein.

l. Section 103 is amended in its entirety to read:
SECTION 103 PLUMBING PERMIT REQUIREMENTS

103.1 Plumbing Permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, to any plumbing equipment or fixtures without first obtaining a plumbing permit from the building official. A plumbing permit is required for any installation, alteration, reconstruction or repair of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping (potable or nonpotable but which is connected to a potable water source), or gas piping located within or on any building, structure or premises.
Exceptions:
(a) Clearing of stoppages and stopping of leaks that do not involve the replacement of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping or gas piping.
(b) Change of residential plumbing fixtures that do not involve the replacement of the existing waste and vent piping excluding the trap, to include, residential toilets, residential bathroom hand sinks, bathtub and residential kitchen sinks.
(c) Connection of any appliance approved for and intended to be connected by flexible gas piping to a gas shutoff valve that was previously permitted and inspected under a valid Plumbing permit.
Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.
The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

103.2 Permit Applicant Requirements. A permit shall only be issued to a licensed contractor.

Exception: A permit may be issued to a homeowner (see Section 210 for definition of a homeowner).

103.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the City for that purpose. Each such application shall:

(a) Identify and describe the work to be covered by the permit for which application is made.

(b) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.

(c) Be accompanied by plans and calculations as required in Section 102.

(d) Give such other information as reasonably may be required by the building official.

103.4 Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

(a) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.

(b) The fees specified by resolution or ordinance have been paid.

(c) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

103.5 Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use that it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or

from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

103.6 Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required plumbing inspection approval by the building official or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.
Supplementary plumbing permits shall not expire so long as the associated building permit remains active.
No permit fees, except for issuance fees, shall be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) that the Codes in effect on the date of the new permit are the same as for the expired permit; and 3) that the duration of such failure to commence, suspension or abandonment has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria. All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

103.7 Permit Suspension or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.
The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

103.8 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued can request cancellation of a permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect.

103.9 Transfer of Permit by Applicant.

103.9.1 No Inspection Performed. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official, and new fees shall be paid as required by ordinance or resolution.

103.9.2 One or More Inspection Performed. Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official, and new fees shall be paid as required by ordinance or resolution.

103.9.3 Permit Duration. Transfer of a permit shall be considered a continuation of the previous permit when determining the permit duration, and shall not extend the duration of the existing permit.

m. Section 104 is amended in its entirety to read:
SECTION 104 INSPECTIONS.

104.1 General. All new plumbing work for which a permit is required shall be subject to inspection by the building official and all such work shall remain accessible and exposed for inspection purposes until approved by the building official. All new plumbing work, and such portions of existing systems as may be affected by new work, or any changes, shall be inspected by the building official to ensure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.
No work shall be approved by the building official that was not completely verified. Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.
It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.

It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

104.2 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.
It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

104.3 Special Inspections. Special inspections may be required by the building official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, shall be accomplished by the means set forth in the City of South Pasadena Building Code.

104.4 Required Approvals. No work shall be done beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected and such work shall not be covered or concealed until authorized by the building official.
There shall be a final inspection and approval of all work when completed and ready for occupancy.

104.5 Testing of Systems. All plumbing systems shall be tested and approved as required by this Code and all testing shall be conducted in the presence of the building official. Joints and connections in the systems shall be gastight and watertight for the pressures required by the test.
In cases where it would be impractical to provide the aforementioned water or air tests, or for minor installations and repairs, the building official may make such inspection as deemed advisable in order to be assured that the work has been performed in accordance with the intent of this Code.
Protectively coated pipe shall be inspected and repaired in accordance with IAPMO Installation Standard IS-13, listed in Table 14-1.

104.6 Gas Utility Release. When deemed appropriate by the building official, gas utility may be released. Release of gas utility may be done prior to building final for testing and

inspection purposes. The building official shall retain the right to revoke the release of gas utility for just cause, and may have the gas utility disconnected at the earliest availability of the utility provider.
Attempting to occupy prior to issuance of a certificate of completed construction, whether temporary or final, may be considered as just cause by the building official, and may result in disconnection of the utilities.

104.7 Authority to Disconnect Gas Utility. The building official is hereby empowered to disconnect or to order in writing the discontinuance of gas utility service to buildings, structures, premises, appliances, devices or materials installed without permit or found to be a hazard to life, health and/or property.
The building official shall have the power to disconnect or to order in writing the discontinuance of gas utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations
The gas service shall remain disconnected or gas utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such appliances, devices or materials has been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

n. Section 105 is amended in its entirety to read:
SECTION 105 FEES AND REFUNDS.

105.1 Fees. All plan review and permit fees shall be as adopted by separate resolution and/or ordinance.
Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

105.2 Permit Refunds. In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 103.8, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

105.3 Plan Check Refunds. No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

o. In addition to the definitions specified in sections 204, 205, 210 and 216, the following certain terms, phrases, words and their derivatives shall be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.
In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions shall govern and be applicable.

BOARD OF SUPERVISORS shall mean the City of South Pasadena City Council.

BUILDING DIVISION or BUILDING DEPARTMENT shall mean the Building Division of the Planning and Building Department.

BUILDING OFFICIAL shall mean the Director of Planning and Building Department or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

CHIEF PLUMBING INSPECTOR shall mean the building official.

HOMEOWNER is the owner, or for the purposes of a permit, the tenant of a single-family residence, including common accessory and minor poultry, animal or agricultural buildings where there is not more than one dwelling unit on the property.

NONINSPECTED WORK shall mean any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any plumbing equipment, appliances and/or fixtures or any other plumbing work regulated by this Code within the City without first obtaining inspection by and approval of the building official.

9.4 2013 Los Angeles County Code, Title 29, Mechanical Code Adopted – Where Filed
Los Angeles County Mechanical Code and Appendices B, C and D, Title 29 (the 2014 Los Angeles County Mechanical Code), which adopts by reference and amends California Code of Regulations Title 24, Part 4 (the 2013 California Mechanical Code) is hereby adopted by reference pursuant to the provisions of California Government Code section 50022.1 through 50022.10 as though fully set forth herein, and made a part of this Code with the same force and effect with certain sections amended thereof that are necessary to meet local conditions as hereinafter set forth in section 9.4.1 of this Code.

In accordance with California Government Code Section 50022.6, one copy of said Los Angeles County Mechanical Code will remain on file with building official within the Planning and Building Department and shall be at all times maintained by the building official for use and examination by the public.

9.4.1 Mechanical Code Modified and Penalties. Los Angeles County Mechanical Code and Appendices B, C and D, Title 29 (the 2014 Los Angeles County Mechanical Code), which adopts by reference and amends California Code of Regulations Title 24, Part 4 (the 2013 California Mechanical Code), adopted by reference as the Mechanical Code of the City of South Pasadena, are hereby amended, deleted or added as follows:

a. Section 100 is deleted.

b. Section 101 is amended in its entirety to read:
SECTION 101 – TITLE. Chapter 9 , Section 9.4 of the Article I of the City of South Pasadena Municipal Code shall be known as the Mechanical Code of the City of South Pasadena, may be cited as such, and will be referred to herein as "these regulations" or "these standards" or "this Code."

c. Section 102 is amended in its entirety to read:
SECTION 102 – PURPOSE AND INTENT. The purpose of this Code is to provide minimum standards to preserve the public peace, health and safety by regulating the design, construction, installation, quality of materials, location, operation and maintenance of equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.
The Codes adopted by the City shall not be construed to hold the City or any officer, employee or agent thereof, responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.
This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

d. Section 103 is amended in its entirety to read:
SECTION 103 – SCOPE. The provisions of this Code shall apply to the erection, alteration, installation, repair, relocation, movement, improvement, removal connection or conversion, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances mechanical equipment and/or appliances or any other mechanical work regulated by this Code within the City.
Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

e. Section 104 is amended in its entirety to read:
SECTION 104 – VIOLATIONS AND PENALTIES

104.1 Compliance with Codes. It shall be unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

104.2 Violation. It shall be unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

104.3 Penalty. Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Upon conviction of any such violation, such person shall be punishable by a fine of not more than $1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs that are or may be imposed for a violation of any of the provisions of this Code.

104.4 Work Without Permit. Whenever any work has been commenced without a permit as required by the provisions of Section 111, a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be as specified by ordinance or resolution. The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

104.5 Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.
The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

f. Section 105 is amended in its entirety to read:
SECTION 105 – ORGANIZATION AND ENFORCEMENT.

105.1 Building Division. There is hereby established a division in the City Planning and Building Department to be known and designated as the *Building Division.*

105.2 Powers and Duties of the Building Official

105.2.1 General. The building official is hereby authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.
The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

105.2.2 The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

105.2.3 Deputies. With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

105.2.4 Right of Entry.

105.2.4.1 Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the building official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition that makes such building, structure or premises hazardous, unsafe or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the building official or an authorized representative is hereby authorized to enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the building official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises is occupied, the building official shall first present proper credentials to the occupant and request entry explaining the reasons therefore; and (2) if such premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be

obtained because the owner or other person having charge or control of the premises cannot be found after due diligence, or if entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises.

105.2.4.2 Notwithstanding the foregoing, if the building official or an authorized representative has reasonable cause to believe that the building, structure or premises is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the building official shall have the right to immediately enter and inspect such premises and may use any reasonable means required to effect such entry and make such inspection, whether such premises is occupied or unoccupied and whether or not permission to inspect has been obtained. If the premises is occupied, the building official shall first present credentials to the occupant and demand entry, explaining the reasons therefore and the purpose of the inspection.

105.2.4.3 No person shall fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the building official or an authorized representative to make any inspection provided for by Section 105.2.4.2. Any person violating this section shall be guilty of a misdemeanor and subject to the same penalties prescribed in Section 104.3.

105.3 Stop Work Orders. Whenever any mechanical work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

105.4 Use Violations. Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the building official may order such use discontinued. Such person shall immediately discontinue the use. The use shall remain discontinued until the noncomplying condition has been corrected, and inspection and approval has been obtained from the building official. Permits shall be issued where required by this Code.

105.5 Liability. The liability and indemnification of the building official and any subordinates are governed by the provisions of Division 3.6 of Title I of the Government Code.

105.6 Existing Equipment and Appliances. Existing equipment and/or appliances lawfully installed prior to the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

105.7 Dangerous Construction, Equipment and Appliances. Whenever it is brought to the attention of the building official that any construction or equipment regulated by this Code is dangerous, unsafe, or a menace to life, health or property, or is in violation of this Code, the building official shall have the authority to make an investigation. The building official shall have the authority to order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter, change, remove or demolish same, as he, in his/her discretion may consider necessary for the protection of life, health or property.

105.8 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications for individual cases, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such modification does not lessen any fire protection or other life safety-related requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.
A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

105.9 Alternate materials and methods of construction. The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.
The building official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.
The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.
A written application for use of an alternate material or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

105.10. Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations, or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the building official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent.

Test methods shall be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the building official shall determine the test procedure.

105.11 Cooperation of Other Officials. The building official may request, and shall receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.

105.12 Service. Whenever this chapter requires a notice to be served by personal service or by registered or certified mail, it shall be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service shall be by posting a copy of the notice on the building or structure or at the premises.

g. Section 106 is deleted.

h. Section 107 is amended in its entirety to read:
SECTION 107 – AMENDMENTS TO ORDINANCES.
Whenever any reference is made to any other ordinance, such reference shall be deemed to include all future amendments thereto.

i. Section 108 is amended in its entirety to read:
SECTION 108 – VALIDITY.
If any section, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, clause or phrase thereof, irrespective of the fact that any one of more sections, sentences, clauses and phrases are declared invalid.

j. Section 109 is amended in its entirety to read:
SECTION 109 – APPEALS BOARDS.

109.1 Technical Interpretations Appeals Board. When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 days from the date of the action being appealed from. The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to mechanical construction. Two members shall be practicing mechanical engineers; two shall be competent mechanical contractors, and one a lawyer, each of whom shall have had at least 10 years experience in mechanical design and/or construction or as a lawyer. The building official shall be an ex officio member

and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation, and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

109.2 Accessibility Appeals Board. In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also know as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

109.3 Limitations of Authority. Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, nor shall the board be empowered to waive requirements of this Code.

109.4 Appeals Board Fees. A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.

All requests to appeal determinations, orders or actions of the building official, or to seek modifications of previous orders of the appeals boards, shall be presented in writing.

k. Section 110 is amended in its entirety to read:
SECTION 110 – MECHANICAL PLAN REQUIREMENTS.

110.1 General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a mechanical permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction. Separate Mechanical Code plan review is required for any of the following:

(a) To verify compliance with State energy requirements when such information is not shown completely on the building plans;
(b) Installations where the aggregate BTU input capacity for either comfort heating or comfort cooling is more than 500,000 BTU;
(c) Type I or Type II commercial hoods;
(d) Parking garage exhaust ventilation systems;
(e) Product conveying duct system;
(f) Spray booths;
(g) Stair pressurization systems;
(h) Installation of fire dampers, smoke dampers and/or combination smoke/fire dampers;
(i) Air moving systems supplying air in excess of 2000 cfm and where smoke detectors are required in the duct work;
(j) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a mechanical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

110.2 Engineer of Record. When it is required that documents be prepared by an engineer, the building official may require the owner to designate on the permit application an engineer who shall act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who shall perform all of the duties required of the original engineer of record. The building official shall be

notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties.
The engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

110.3 Information Required on Mechanical Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.
The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.
Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the mechanical plans shall indicate the following:

(a) A complete floor plan showing the location of all proposed mechanical equipment, duct work, vents, etc.;
(b) A complete plan showing the layout, diameter and material of all proposed piping;
(c) A legend of all symbols used and a list of all abbreviations used;
(d) The location of all proposed inlets, outlets, diffusers, etc.;
(e) The btu/Hr and/or cfm rating of all equipment;
(f) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for mechanical piping and similar systems.
When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the City of South Pasadena Building Code and the Mechanical Code in effect on the date of plan check submittal.

110.4 Deferred Submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have prior approval of the building official. The engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.
Submittal documents for deferred submittal items shall be submitted to the engineer of record, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

110.5 Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be destroyed by the building official.
When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time of application.
Once an application and any extension thereof have expired, the applicant shall resubmit plans and calculations and pay a new application fee.

110.6 Retention of Plans. One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not fewer than 90 days from date of completion of the work covered therein.

1. Section 111 is amended in its entirety to read:
SECTION 111 – MECHANICAL PERMIT REQUIREMENTS.

111.1 Mechanical Permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, any mechanical equipment without first obtaining a mechanical permit from the building official.
The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

111.2 Work Exempted From Mechanical Permit. A mechanical permit shall not be required for the following:

(a) Installation of portable appliances or equipment used for heating ventilating, or cooling (refrigeration or evaporative) that does not require either a Building Permit or an Electrical Permit to install;

(b) Repair or replacement of steam, hot, or chilled water piping, and refrigeration piping that were previously permitted and inspected under a valid mechanical permit;

(c) Repair or replacement of components to a refrigeration system that were previously permitted and inspected under a valid Mechanical permit.

(d) Repair or replacement of any component, part or assembly of an appliance that does not alter its original approval and complies with the other applicable requirements of this Code;
(e) Any unit refrigerating system.
Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.

111.3 Permit Applicant Requirements. A permit shall only be issued to a licensed contractor.
Exception: A permit may be issued to a homeowner (See Section 210 for definition of a homeowner).

111.4 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the City for that purpose. Each such application shall:
(a) Identify and describe the work to be covered by the permit for which application is made.
(b) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.
(c) Be accompanied by plans and calculations as required in Section 110.
(d) Give such other information as reasonably may be required by the building official.

111.5 Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:
(a) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
(b) The fees specified by resolution or ordinance have been paid.
(c) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.
When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.
One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

111.6 Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use that it authorizes is lawful.
The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations, or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

111.7 Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required mechanical inspection approval by the building official, or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.
Supplementary mechanical permits shall not expire so long as the associated building permit remains active.
No permit fees, except for issuance fees, shall be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) that the Codes in effect on the date of the new permit are the same as for the expired permit; and 3) that the duration of such failure to commence, suspension or abandonment has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria. All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

111.8 Permit Suspension or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.
The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

111.9 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to

whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued can request cancellation of a permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect.

111.10 Transfer of Permit by Applicant.

111.10.1 No Inspection Performed. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

111.10.2 One or More Inspection Performed. Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

111.10.3 Permit Duration. Transfer of a permit shall be considered a continuation of the previous permit when determining the permit duration, and shall not extend the duration of the existing permit.

m. Section 112 is amended in its entirety to read:
SECTION 112 FEES.
All plan review and permit fees shall be as adopted by separate resolution and/or ordinance.
Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

n. Section 113 is amended in its entirety to read:
SECTION 113 REFUNDS.

113.1 Permit Refunds. In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 111.9, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

113.2 Plan Check Refunds. No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

o. Section 114 is amended in its entirety to read:
SECTION 114 INSPECTIONS.

114.1 General. All new mechanical work for which a permit is required shall be subject to inspection by the building official and all such work shall remain accessible and exposed for inspection purposes until approved by the building official. All new mechanical work, and such portions of existing systems as may be affected by new work, or any changes, shall be inspected by the building official to insure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.
No work shall be approved by the building official that was not completely verified. Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection.
Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.
It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.
It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

114.2 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

114.3 Special Inspections. Special inspections may be required by the building official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, shall be accomplished by the means set forth in the City of South Pasadena Building Code.

114.4 Required Approvals. No work shall be done beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected, and such work shall not be covered or concealed until authorized by the building official.
There shall be a final inspection and approval of all work when completed and ready for occupancy.

p. Sections 115 through 118 are deleted.

r. In addition to the definitions specified in sections 204, 205, 210 and 216, the following certain terms, phrases, words and their derivatives shall be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.
In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions shall govern and be applicable.

BOARD OF SUPERVISORS shall mean the City of South Pasadena City Council.

BUILDING DIVISION or BUILDING DEPARTMENT shall mean the Building Division of the City Planning and Building Department.
BUILDING OFFICIAL shall mean the Director of Planning and Building or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

CHIEF MECHANICAL INSPECTOR shall mean the building official.

HOMEOWNER is the owner, or for the purposes of a permit, the tenant of a single-family residence, including common accessory and minor poultry, animal or agricultural buildings where there is not more than one dwelling unit on the property.

NONINSPECTED WORK shall mean any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any mechanical equipment and/or appliances or any other mechanical work regulated by this Code within the City without first obtaining inspection by and approval of the building official.

9.5 2014 Los Angeles County Code, Title 30, Residential Code Adopted- Where Filed

Chapters 1 through 10, 44 and Appendix H of Title 30 of the 2014 Los Angeles County Code (the Los Angeles County Residential Code), which adopts by reference and amends California Code of Regulations Title 24, Part 2.5 (the 2013 California Residential Code), is hereby adopted by reference pursuant to the provisions of California Government Code Section 50022.1 through 50022.10 as though fully set forth herein, and made a part of this code with the same force and effect with certain sections amended thereof that are necessary to meet local conditions as hereinafter set forth in Section 9.1.1 of this code.

In accordance with California Government Code Section 50022.6, one copy of said Los Angeles County Building Code will remain on file with the building official within the Planning and Building Department and shall be at all times maintained by the building official for use and examination by the public.

9.5.1 Residential Code Modified and Penalties.

Chapters 1 through 10, 44 and Appendix H of Title 30 of the 2014 Los Angeles County Code (the Los Angeles County Residential Code), which adopts by reference and amends California Code of Regulations Title 24, Part 2.5 (the 2013 California Residential Code) adopted by reference as the Residential Code of the City of South Pasadena, are hereby amended, deleted or added as follows:

a. Section R100 is amended in its entirety to read:
Sections 102 through 119 of Chapter 1, Section 1207 of Chapter 12, Chapters 33, 34, 67, 98, 99 and Appendix J of Title 20.05 of the City of South Pasadena Code adopted by reference, amended and incorporated into this Title 9.5 shall be known as Sections 102 through 119 of Chapter 1, Section 1207 of Chapter 12, Chapters 33, 34, 67, 98, 99 and Appendix J of the Residential Code For One and Two Family Dwellings of the City of South Pasadena, may be cited as such, and will be referred to herein as *this Code*.

b. Section R101.1 is amended in its entirety to read:
101.1 Title. Chapter 9, Section 9.5 of the Article I of the City of South Pasadena Municipal Code shall be known as the Residential Code of the City of South Pasadena, may be cited as such, and will be referred to herein as "these regulations" or "these building standards" or "this Code."

c. Section R313 is deleted in its entirety and replaced with Section 903 of California Fire Code as adopted and amended by City of South Pasadena Municipal Code Chapter 14. Section 14.3, Amendments to the California Fire Code.

d. Section R902 is amended in its entirety to read:
R902 ROOF CLASSIFICATION.

R902.1 Roofing Covering Material. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roofing shall be installed in all areas designated by this section. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.
Exceptions:
1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

R902.2 Roof Coverings in All Areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period; the entire roof covering of every new structure; and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure shall be roof covering that is Class A.

SECTION 5. 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 South Pasadena City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrase be declared unconstitutional.

SECTION 6. That nothing in this ordinance or in the Building Code, Electrical Code, Plumbing Code, Mechanical Code and Residential Code hereby adopted shall be constructed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right remedy of any character be lost, impaired or affected by this ordinance.

SECTION 7. Declaring the urgency thereof this ordinance shall take effect on January 1, 2014 and within (5) days after its passage, the City Clerk of the City of South Pasadena shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and shall cause the same to be filed with the California Building Standards Commission. Within (15) days after its passage, the City Clerk of the City of South Pasadena shall certify to the passage and adoption of this ordinance and to

its approval by the Mayor and City Council and shall cause the same to be published in a newspaper in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 18th day of December, 2013.

MARINA KHUBESRIAN, M.D., Mayor

ATTEST:

Evelyn G. Zneimer, City Clerk
(seal)

Date: 12/18/2013

APPROVED AS TO FORM:

Richard L. Adams II, City Attorney

I HEREBY CERTIFY the foregoing ordinance was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 18th day of December, 2013, by the following vote:

AYES: Cacciotti, Joe, Mahmud, Schneider, and Mayor Khubesrian

NOES: None

ABSENT: None

ABSTAINED: None

for EGZ
Evelyn G. Zneimer, City Clerk
(seal)