

Hermosa Beach Municipal Code – Redline Package
Urgency Ordinance: 25-XXXX

2025 California Building Standards Code and 2024 IPMC
Title 15 Reorganization and Local Amendments

1. Overview:

This ordinance repeals or supersedes all prior chapters of Title 15 and adopts a reorganized Title 15 that aligns with the 2025 California Building Standards Code and the 2024 International Property Maintenance Code. The update replaces outdated provisions, consolidates all administrative and enforcement procedures into a new Chapter 15.02, modernizes local amendments, and restructures all chapters to match the organization of the 2025 code cycle.

To ensure consistency across the Hermosa Beach Municipal Code, this ordinance also updates cross references and related provisions in other HBMC titles where references to Title 15 or prior code chapters appear. These adjustments are limited to conforming edits required for proper implementation of the new Title 15 structure.

This ordinance takes effect immediately as an urgency measure. Enforcement of the adopted model codes and local amendments begins January 1, 2026, consistent with the statewide effective date.

2. Summary of HBMC Titles Affected by this Ordinance:

- Title 1 General Provisions: Changes occur. Cross reference updates to new Title 15 sections and administrative alignment with Chapter 15.02.
- Titles 2 through 7: No changes.
- Title 8 Health and Safety: Changes occur. Cross references updated to IPMC (new Chapter 15.24).
- Titles 9 through 14: No changes.
- Title 15 Buildings and Construction: Changes occur. Full reorganization, renumbering, and adoption of 2025 codes with local amendments.
- Title 16 Subdivisions: No changes.
- Title 17 Zoning: Changes occur. Cross references updated to new Title 15 and IPMC.

The redline code changes required for full implementation of this ordinance are included below for the affected titles:

Title 1, Title 8, Title 15, Title 17

3. Title 1 Redline

(Only Changed Section 1.10.040: Cross references updated to new Title 15, Buildings and Construction, as reorganized and renumbered by Urgency Ordinance 25-XXX.)

Title 1 General Provisions

Chapter 1.10 – Administrative Citations and Penalties

Section 1.10.040 – Code violations subject to administrative penalty procedures

A. The violations described in the Municipal Code titles, chapters and sections listed hereinbelow are subject to the administrative penalty procedures and other provisions of this chapter:

1. Chapter 5.04, Business Licenses Generally;
2. Section 6.08.020, Dogs at Large Prohibited in Public Places;
3. Chapter 6.16, Retail Sale of Dogs and Cats;
4. Chapter 8.04, Health Code Adopted;
5. Chapter 8.08, Alarm Systems;
6. Chapter 8.28, Nuisances;
7. Chapter 8.32, Rodent Control;
8. Chapter 8.42, Fireworks;
9. Chapter 8.44, Stormwater and Urban Runoff Pollution Control Regulations;
10. Chapter 12.16, Encroachments (streets and sidewalks);
11. Section 12.20.050, Animals;
12. Paragraphs (A), (U) and (V) of Section 12.28.010, Park Regulations Generally;
13. Chapter 12.32, Newsracks;
14. ~~Section 15.04.140, Pedestrian protection during construction; Chapter 15.04, including Section 15.04.3306, Pedestrian protection, as amended;~~
15. ~~Sections 15.16.070 and 15.16.080, grease recovery systems; Chapter 15.12, including Section 15.12.1014.1.4, Grease waste and recovery system requirements, as amended.;~~
16. Chapter 12.36, Trees;
17. Chapter 5.80, Cannabis Delivery;
18. Chapter 8.56, Water Conservation and Drought Management Plan;
19. Chapter 8.60, Water Efficient Landscaping;
20. Chapter 8.64, Ban on Certain Polystyrene Products;
21. Chapter 8.68, Plastic Carryout Shopping Bags;

22. Chapter 9.28, Parties, Events and Gatherings on Private Property;
23. Section 9.28.030, Social Host Liability;
24. Chapter 10.44, Shared On-Demand Personal Mobility Devices;
25. Chapter 5.78, Tobacco Retailers;
26. Chapter 12.38, Sidewalk Vending;
27. Chapter 12.30, Special Events on Public Property;
28. ~~Title 15, Buildings and Construction;~~ Title 15, Buildings and Construction, as reorganized and renumbered by Urgency Ordinance 25-XXX;
29. Chapter 8.24, Noise Control;
30. Chapter 8.12, Solid Waste Collection and Disposal;
31. Chapter 12.30, Special Events on Public Property;
32. Section 12.28.030, Outdoor fitness class permits;
33. Chapter 1.06, Custody and Use of City Seal, Logo and Insignia;
34. Chapter 12.09, Pavement Moratorium;
35. Section 10.12.175, Use of electric bicycles and other wheeled devices;
36. Section 12.20.220, Motorized and Electric Wheeled Devices;
37. Section 12.20.230, Wheeled vehicles on Strand walkway and Pier Plaza;
38. Section 12.28.010, Park regulations generally;
39. Chapter 5.82, Rental of Electric Bicycles;
40. Chapter 12.40, Camping in Public Places;

Subsection B

B. Exclusive of subsection (A)(20) of this section, any person who violates the same provision... [full text unchanged].

4. Title 8 Redline

(Only Changed Sections 8.04.060, 8.24.120, 8.28.020, 8.32.010, 8.36.050, 8.48.010, and 8.52.080. Integration of International Property Maintenance Code references and alignment with Title 15 reorganization under Urgency Ordinance 25-XXX.)

Title 8 – Health and Safety

Chapter 8.04 – Health Code Adopted

Section 8.04.060 – Violations of Health and Safety Regulations

A-E Existing text unchanged.

E. Any condition, use, structure, or activity that constitutes a violation of any minimum standard for maintenance, sanitation, habitability, or safety established by Title 15.24 (International Property Maintenance Code), including those affecting the use, occupancy, or safe operation of structures or premises, whether or not such

conditions constitute an unsafe structure or unsafe equipment, may also be enforced under that title.

Chapter 8.24 – Noise Control

Section 8.24.120 – Additional Remedies

A–B. Existing text unchanged.

C. Operation or Maintenance of Other Machinery. The operation or maintenance of any device, instrument, equipment, vehicle or machinery in violation of any provisions of this chapter, and persistent animal noise in violation of this chapter, shall be deemed and is declared to be a public nuisance and may be subject to abatement summarily by a restraining order or injunction issued by a court of competent jurisdiction. (Ord. 00-1209, §3, 2000). Operation or maintenance of any device, instrument, equipment, vehicle, or machinery that forms part of a building system regulated by Title 15.24 (International Property Maintenance Code) may also be enforced as a violation of that title, in addition to being a public nuisance under this chapter.

Chapter 8.28 – Nuisances

Section 8.28.020 – Enumeration of Nuisances

A-B. Existing text unchanged.

C. Nuisances affecting property maintenance and habitability: Any condition, use, structure, occupancy, or premises that violates any minimum standard for maintenance, sanitation, habitability, or safety established by Title 15.24 (International Property Maintenance Code), including conditions affecting the use, occupancy, or safe operation of structures or premises, whether or not such conditions constitute an unsafe structure or unsafe equipment.

Chapter 8.32 – Rodent Control

Section 8.32.010 – Rodent or pest harborage

It is unlawful for any person to maintain any building, lot, premises, vehicle or any place in such an unsanitary condition as to permit the breeding or harboring therein or thereon of flies, rats, bedbugs, cockroaches, lice, fleas or any vermin. It is unlawful for any person to permit an accumulation of rubbish material that may serve as a harborage for rats unless such material be elevated not less than eighteen (18) inches above the ground with a clear intervening space thereunder. (Prior code § 27-1). Conditions constituting rodent or pest harborage also constitute violations of

Title 15.24 (International Property Maintenance Code), including but not limited to Sections 302.5 and 304.5, and may be enforced under both titles.

Chapter 8.36 – Sewage and Industrial Waste

Section 8.36.050 – Violations of chapter deemed nuisance-abatement procedure. Every violation of this chapter shall be deemed and is hereby declared to be a nuisance and may be abated as such. Actions for the abatement of such nuisances shall be instituted by or on behalf of the city in any court of competent jurisdiction and shall be maintained and prosecuted in accordance with the provisions of this code. (Prior code § 28-5).

Conditions involving improper sewage disposal, drainage, contamination, or sanitary hazards may also constitute violations of Title 15.24 (International Property Maintenance Code) and may be enforced under both titles.

Chapter 8.48 – Miscellaneous Health Regulations

Section 8.48.010 – Washrooms—public washrooms

It is unlawful for any person maintaining any toilet, washroom or bath or shower room for the use of employees or the public to fail to keep the floors, walls, ceilings, lavatory, urinals and toilet bowl free from any accumulation of dirt, filth or corrosion. All lavatories shall be supplied with soap and individual towels with a receptacle for their disposal. All toilet rooms shall be provided with toilet paper. (Prior code § 21-17). Conditions relating to the maintenance, cleanliness, operation, or sanitary condition of washrooms may also constitute violations of Title 15.24 (International Property Maintenance Code), including minimum standards for sanitation, plumbing facilities, and maintenance of premises, and may be enforced under both titles.

Chapter 8.52 – Floodplain Management Regulations

Section 8.52.080 – Compliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the requirements (including violations of conditions and safeguards) shall constitute a misdemeanor. Nothing herein shall prevent the City of Hermosa Beach from taking such lawful action as is necessary to prevent or remedy any violation. Structures located within areas of special flood hazard shall also comply with the minimum property maintenance and safety standards established by Title 15.24 (International Property Maintenance Code). Conditions relating to

drainage, water intrusion, utilities, or structural maintenance that violate Title 15.24 may be enforced under both titles.

5. Title 15 Redline

(Repealed, Replaced, and Relocated Chapters of Former Title 15; Adoption of New Chapters 15.02 through 15.30. Reorganization of Title 15 and Cross Reference Updates Pursuant to Urgency Ordinance 25-XXX.)

Part A. Disposition of Former Title 15 Chapters (Repealed, Replaced, or Relocated)

The following chapters of Title 15 of the Hermosa Beach Municipal Code are repealed, replaced, or relocated as part of the reorganization of Title 15 and the adoption of the 2025 California Building Standards Code and the 2024 International Property Maintenance Code.

Chapters Repealed and Replaced

These chapters are repealed in their entirety and are fully superseded by new Chapter 15.24 adopting the 2024 International Property Maintenance Code or by newly adopted local amendment chapters.

Chapters 15.08 Housing Code, 15.24 Abatement of Dangerous Buildings, and 15.56 Property Maintenance Code are repealed because they are superseded by the adoption of Chapter 15.24, which adopts the 2024 International Property Maintenance Code with local amendments governing minimum property maintenance, unsafe structures, condemnation, and related enforcement.

- Chapter 15.08 Housing Code
- Chapter 15.24 Abatement of Dangerous Buildings
- Chapter 15.56 Property Maintenance Code

All housing, property maintenance, habitability, and unsafe structure enforcement formerly located in Chapters 15.08, 15.24, and 15.56 is replaced in full by new Chapter 15.24 adopting the 2024 International Property Maintenance Code.

Former Chapter 15.56 (Property Maintenance Code; adoption of the 2021 International Property Maintenance Code) is repealed in its entirety and superseded by new Chapter 15.24 adopting the 2024 International Property Maintenance Code.

Fire Prevention Code Not Repealed

Former Chapter 15.20 Fire Prevention Code is retained in its entirety without modification and renumbered as Chapter 15.20. The Fire Prevention Code continues to be adopted by reference to the Los Angeles County Fire Code. No provisions of the Fire Prevention Code are repealed or altered by the 2025 reorganization.

Chapters Repealed but Relocated (Content Retained and Moved to New Numbering)

The substantive provisions of former Chapters 15.36 Seismic Strengthening, 15.40 Electric Vehicle Charging Systems, and 15.44 Residential Building Records are continued without substantive change and renumbered as Chapters 15.28, 15.30, and 15.26 respectively. Only prior administrative language contained within these chapters is repealed and superseded by Chapter 15.02.

All former local amendments to construction site requirements, adjoining property protection, notice, fencing, shoring, and pedestrian protection previously located in 15.04.070 and 15.04.140 are preserved and relocated into 15.02, 15.04, and 15.06.

All former chapter-specific appeal processes are repealed; all appeals now follow Chapter 15.02.

These notes preserve legislative intent, ensure continuity of enforcement, and support CBSC filing under Health and Safety Code sections 17958.5, 17958.7, and 18941.5.

- Administrative provisions formerly located across multiple chapters, including permit procedures, appeals, enforcement, stop work authority, construction site provisions, and permit expiration requirements, are consolidated and reorganized into new Chapter 15.02.
- Local electrical, mechanical, plumbing, energy and green building amendments formerly located in Chapters 15.12, 15.16, 15.32, 15.52 and 15.48 are reorganized and renumbered into Chapters 15.08, 15.10, 15.12, 15.14 and 15.16 respectively.
- Existing building code provisions formerly located in Chapter 15.28 are continued without substantive change in new Chapter 15.18.
- Chapter 15.44 Report of Residential Building Records. Residential building records provisions formerly located in Chapter 15.44 are continued in new Chapter 15.26. The mandatory requirement to obtain a Residential Building Record prior to sale is repealed. Chapter 15.26 continues the program as a voluntary and optional informational service available upon request.
- Chapter 15.36 Seismic Strengthening of Buildings Having Unreinforced Masonry Bearing Walls. Seismic strengthening requirements formerly located in Chapter 15.36

are retained and renumbered as Chapter 15.28.

- Chapter 15.40 Electric Vehicle Charging Systems; Streamlined Permitting. Electric vehicle charging system permitting requirements previously located in Chapter 15.40 are retained and renumbered as Chapter 15.30.

Chapters Repealed and Reorganized into New Local Amendment Chapters

These chapters are repealed in their entirety because they are replaced by the new local amendment chapters structured to mirror the 2025 Building Standards Code format. All local amendments previously adopted in Chapters 15.04, 15.06, 15.12, 15.16, 15.28, 15.32, 15.36, 15.40, 15.44, 15.48, and 15.52 are preserved and reassigned to their corresponding 2025 chapters unless expressly repealed.

- Chapter 15.04 Building Code
- Chapter 15.06 Residential Code
- Chapter 15.12 Mechanical Code
- Chapter 15.16 Plumbing Code
- Chapter 15.28 Existing Buildings
- Chapter 15.32 Electrical Code
- Chapter 15.48 Green Building Standards
- Chapter 15.52 Energy Code

Title 15 Crosswalk Table (HBMC 2022 to HBMC 2025 Reorganization)

This table is informational only and does not need to be codified as binding law.

Former Chapter 15.20 is retained without modification and renumbered as Chapter 15.20

Current HBMC (2022) Chapter	Current Chapter Name	Reorganized HBMC Chapter	Reorganized Chapter Name and Disposition
15.04	Building Code	15.04	California Building Code Local Amendments (relocated)
15.06	Residential Code	15.06	California Residential Code Local Amendments (relocated)
15.08	Housing Code	—	Repealed; replaced by 15.24 International Property Maintenance Code

15.12	Mechanical Code	15.10	California Mechanical Code Local Amendments (relocated)
15.16	Plumbing Code	15.12	California Plumbing Code Local Amendments (relocated)
15.20	Energy Code Amendments 2022	15.14	California Energy Code Local Amendments (relocated)
15.24	CALGreen Local Amendments 2022	15.16	California Green Building Standards Local Amendments (relocated)
15.28	Fire Code	15.20	Fire Prevention Code (relocated)
15.32	Existing Buildings Code Amendments	15.18	California Existing Building Code (relocated)
15.36	Seismic Strengthening of Buildings Having Unreinforced Masonry Bearing Walls	15.28	Seismic Strengthening
15.40	Property Maintenance 2022	15.24	International Property Maintenance Code (replaced)
15.44	Residential Building Records	15.26	Residential Building Records (relocated)
15.48	Green Building Standards Amendments	15.16	California Green Building Standards Code Amendments (relocated and integrated)
15.52	Energy Code Amendments	15.14	California Energy Code Local Amendments (relocated and integrated)
15.56	Property Maintenance Code	15.24	International Property Maintenance Code (repealed and replaced)
15.32	Referenced Standards	15.22	California Referenced Standards Code

Part B. Adoption of New Title 15 Chapters

The following chapters are adopted into Title 15 and together constitute the reorganized Title 15 for the City of Hermosa Beach. These chapters implement the 2025 California Building Standards Code, the 2024 International Property Maintenance Code, and updated local amendments.

New Title 15 Chapters

- Chapter 15.02 Administration
- Chapter 15.04 California Building Code Local Amendments
- Chapter 15.06 California Residential Code Local Amendments
- Chapter 15.08 California Electrical Code Local Amendments
- Chapter 15.10 California Mechanical Code Local Amendments
- Chapter 15.12 California Plumbing Code Local Amendments
- Chapter 15.14 California Energy Code Local Amendments
- Chapter 15.16 California Green Building Standards Code Local Amendments
- Chapter 15.18 California Existing Building Code
- Chapter 15.20 Fire Prevention Code
- Chapter 15.22 California Referenced Standards Code
- Chapter 15.24 International Property Maintenance Code with Local Amendments
- Chapter 15.26 Property Record Reports (Voluntary Program)
- Chapter 15.28 Seismic Strengthening of Buildings Having Unreinforced Masonry Bearing Walls
- Chapter 15.30 Electric Vehicle Charging Systems and Streamlined Permitting

START

The administrative provisions of Title 15 are consolidated into Chapter 15.02. This chapter establishes local procedures for permit processing, inspections, enforcement, appeals, and related administrative functions. Chapter 15.02 is adopted in full as follows:

CHAPTER 15.02

ADMINISTRATION

15.02.010 Purpose and intent.

This chapter establishes administrative provisions for enforcing the California Building Standards Code and this title. It provides procedures for permits, inspections, enforcement, appeals, and related administrative functions necessary to protect public health and safety.

15.02.020 Scope.

This chapter applies to all activity regulated by the California Building Standards Code, including the Building Code, Residential Code, Fire Prevention Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Green Building Standards Code, Existing Building Code, and Referenced Standards Code. These provisions govern administration and enforcement unless stated otherwise. This chapter also applies to administration and enforcement of the International Property Maintenance Code.

15.02.030 Building Official.

The Building Official is authorized and directed to enforce this title and the technical codes. The Building Official may interpret codes, adopt administrative policies, create forms, require investigations, approve alternatives, impose permit conditions, and require construction protection measures. The Building Official may delegate duties to qualified designees.

15.02.040 Work requiring permits.

No person shall perform regulated work without a permit. The Building Official may maintain a list of exempt work. When work requiring a permit is performed without approval, the Building Official may issue citations, require exposure of concealed work, and require all necessary corrections.

15.02.050 Permit application and issuance.

A permit application must include plans, specifications, supporting documents, and required fees. The Building Official shall issue the permit when the application is complete and complies with applicable laws. Permits may contain conditions as needed for public safety or code compliance.

15.02.060 Permit expiration and extensions.

A permit expires when work does not begin or is suspended or abandoned for the period established by written policy of the Building Official. The policy shall be consistent with the California Building Standards Code and this title.

The time established by the Building Official for work to begin shall not exceed twelve months from the date of permit issuance. The time established by the Building Official for work to be completed shall not exceed four years from the date of permit issuance unless a different completion timeline is required by a discretionary approval under Title 17.

The Building Official may grant up to two extensions for good cause, each not exceeding one year. Conditions or updated reviews may be required, and fees may be charged, when necessary due to code updates, safety considerations, or changes in site conditions.

Failure to complete work within the required timeframe may result in enforcement under this Chapter, including withholding of inspections, suspension of permits, or initiation of enforcement or nuisance abatement proceedings.

15.02.070 Inspections.

All permitted work is subject to inspection. The Building Official may require exposure, demolition, or testing of work. Special inspections may be required when necessary under the California Building Standards Code.

15.02.080 Fees and cost recovery.

- A. Valuation. The Building Official shall determine the valuation of construction work for the purpose of calculating permit and plan review fees. Valuation includes all construction work, finish work, electrical, mechanical, plumbing, fire protection systems, and permanent equipment.
- B. Permit fees. Permit fees shall be assessed as set forth in the latest fee resolution adopted by the City Council. Permit valuation and fee calculation shall be determined by the Building Official.
- C. Plan review fees. When plans or supporting documents are required, a plan review fee shall be paid at the time of submittal. Unless otherwise established by City Council resolution, the plan review fee shall be equal to eighty percent of the applicable permit fee. Additional plan review fees may be charged for incomplete plans, deferred submittals, revisions, or other circumstances requiring additional review.

- D. Work without permit. When work requiring a permit is started before a permit is issued, the applicable permit fees may be increased up to four times the normal amount, as established by City Council resolution. Payment of increased fees does not relieve the applicant of compliance with this title or any applicable law.
- E. Expired or withdrawn applications. Applications for which no permit is issued within one hundred eighty days may be canceled. Reinstatement or resubmittal shall require new plan review fees unless otherwise authorized by the Building Official under adopted fee schedules or policies.
- F. Refunds. The Building Official may authorize refunds of fees paid in accordance with the latest City Council resolution. Refunds may include up to eighty percent of permit or plan review fees when no work has been performed or no review has occurred. Refund requests must be submitted in writing by the original payor within one hundred eighty days of fee payment.

15.02.090 Stop work orders.

The Building Official may issue a stop work order when work is performed in violation of a permit, this title, the California Building Standards Code, or any applicable law. Removal, destruction, or defacement of a posted stop work notice is a violation.

15.02.100 Violations and enforcement.

A violation of this title or the California Building Standards Code is subject to administrative citations, orders to correct, or other enforcement action authorized by law. The Building Official may require abatement of unsafe or unlawful conditions, and the City may recover all related enforcement and abatement costs.

Performing or causing work regulated by this title in violation of the California Building Standards Code, this title, or any permit or approval issued by the City is an unlawful act. The Building Official may issue notices of violation, orders to correct, and may require discontinuance of unlawful work or occupancy until compliance is achieved. Violations may be enforced as misdemeanors, infractions, or administrative citations pursuant to Hermosa Beach Municipal Code Section 1.04.020, in addition to any civil, administrative, or equitable remedies available to the City. The City may recover all enforcement, abatement, inspection, and legal costs to the maximum extent permitted by law.

Any violation of this title or the California Building Standards Code is a misdemeanor as provided in Section 1.04.020 of the Hermosa Beach Municipal

Code, unless otherwise classified by state law. This penalty is in addition to any administrative citation or civil remedy available to the City.

15.02.110 Appeals.

- A. Appeals concerning the California Building Standards Code shall be heard by the Building Board of Appeals.
- B. Appeals of notices or orders issued under the International Property Maintenance Code shall be heard by the Administrative Hearing Officer.
- C. Appeal timelines, filing requirements, notices, and hearings shall be administered under this chapter.

15.02.115 Building Board of Appeals.

- A. General. The Building Board of Appeals is hereby continued for the purpose of hearing and deciding appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of the California Building Standards Code and this title. The Board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the City. Members shall be appointed by the City Council and shall serve at its pleasure. The Building Official shall be an ex officio, nonvoting member and shall act as secretary to the Board. The Board shall adopt rules of procedure for conducting its business and shall render decisions and findings in writing to the appellant with a copy to the Building Official.
- B. Limitations of authority. The authority of the Building Board of Appeals is limited to determining whether the California Building Standards Code or rules legally adopted under it have been correctly interpreted, whether the provisions of the Code apply to the specific case, or whether an alternative method or material proposed by the appellant is at least the equivalent in quality, strength, effectiveness, fire resistance, durability, and safety. The Board shall have no authority to waive any requirement of the Code.
- C. Quorum. Three members shall constitute a quorum for conducting business. Written notice of each meeting shall be provided to Board members not less than three days prior to the meeting unless waived in writing by all members.
- D. Assistance. The Board may, subject to any limits established by City Council resolution, retain practicing architects, engineers, attorneys, or other qualified professionals to assist in evaluating technical matters under consideration.

15.02.120 Self certification program.

Licensed design professionals may self certify qualifying project types. The Building Official shall establish procedures and documentation requirements and may audit or revoke self certification privileges.

15.02.130 Construction site requirements.

A construction rules sign must be posted at all construction sites. The Building Official may require screening, shoring, drainage, or related protection. Construction sites must remain safe and orderly at all times.

15.02.140 Definitions.

Definitions for Building Official, Applicant, Responsible Party, and Construction Protection Plan are provided for clarity in enforcement and administration.

15.02.150 Referenced codes.

The City adopts the California Building Standards Code as amended by this title, the local amendments contained in this ordinance, and the International Property Maintenance Code as adopted in Chapter 15.24.

15.02.160 Severability.

If any part of this chapter is found invalid, the remaining provisions remain in effect.

CHAPTER 15.04

CALIFORNIA BUILDING CODE LOCAL AMENDMENTS

15.04.010 Adoption of the California Building Code.

The California Building Code, 2025 Edition (Title 24, Part 2 of the California Code of Regulations), including Appendices F, G, and J, is adopted by reference except as amended by this chapter. The California Building Code, as amended, shall constitute the Building Code of the City of Hermosa Beach. A copy of the code shall be maintained in the office of the City Clerk for public inspection.

For purposes of this chapter:

A. "Jurisdiction" means the City of Hermosa Beach.

B. "Building Official" means the Building and Code Enforcement Official, the Community Development Director, or their designee.

15.04.020 Local amendments to the California Building Code.

The provisions of the California Building Code are amended as set forth in this chapter based upon local climatic, geologic, and topographic conditions pursuant to Health and Safety Code sections 17958.5, 17958.7, and 18941.5, and as further supported by findings in Exhibit A of the ordinance adopting this chapter.

The sections below amend the corresponding California Building Code provisions.

15.04.1504.10 Roof deck surfaces. (Amends CBC Section 1504.10)

Only those portions of a roof approved by the Building Official for use as deck space may be covered with walking or decking materials. All other roof portions shall be covered with standard roofing materials including rolled roofing, gravel, built up roofing, or composition roofing.

15.04.1505.1.2 Class A roof coverings required. (Amends CBC Section 1505.1.2)

All structures shall be provided with a Class A roof covering assembly. Additions or reroofing of existing structures may match existing roof conditions if the reroof area does not exceed fifty percent of the total roof area and no more than fifty percent of the roof covering is replaced within any sixty month period.

15.04.903.2.13 Automatic sprinkler systems — Expansion of existing buildings. (Adds CBC Section 903.2.13)

An automatic sprinkler system shall be installed in an existing building when any of the following occur:

1. The expansion exceeds fifty percent of the existing gross floor area.
2. Fifty percent or more of the existing exterior framing is removed or replaced.
3. A sprinkler system is otherwise required by the California Building Code or other applicable law.

For purposes of this section, "exterior framing" includes exterior bearing walls, exterior shear walls, studs, posts, beams, and structural exterior members. Replacement of cladding alone does not constitute exterior framing removal.

15.04.3306.10 Fencing and pedestrian protection.

(Adds CBC Section 3306.10)

A. Prior to issuance of a demolition or building permit, a pre demolition inspection shall verify sewer capping, temporary toilet placement, and confirmation of shutoff of electrical, water, and gas utilities.

B. Prior to commencement of work, protective fencing at least six feet in height with screening, or compliant wood fencing, shall be installed around all construction or demolition sites regardless of distance to property lines.

C. If scaffolding is used, the exterior face shall be fully screened using mesh, tarps, or equivalent material to control dust and debris.

D. A Pedestrian Protection Plan shall be approved prior to issuance of a building or demolition permit. The plan shall identify all required pedestrian protections or justify why protection is not required.

E. Any work affecting the public right of way shall require review and approval by the Public Works Department.

F. Violations of this section may result in permit suspension or revocation in addition to any other enforcement action available under this title.

These requirements also apply to any work where the Building Official determines pedestrian or property protection is needed.

15.04.3307.1 Protection of adjoining property.

(Amends CBC Section 3307.1)

The property owner and persons performing work shall protect adjoining and nearby property, structures, and persons from damage during construction, grading, excavation, shoring, sandblasting, remodeling, or demolition. Protection shall include safeguards for footings, foundations, party walls, chimneys, skylights, roofs, drainage, erosion control, and all improvements that may be affected.

A protective screen or barrier shall be installed at the start of work or as soon as feasible unless the Building Official determines such protection is not necessary or practical.

15.04.3307.2 Stop work authority.

(Amends CBC Section 3307.2)

The Building Official may order work stopped when construction has caused, is causing, or is likely to cause damage to adjacent property. Work shall not resume until necessary corrections are made and written authorization is provided.

15.04.3307.3 Damage to adjoining property.

If construction damages nearby property, the Building Official may withhold inspections and issue a stop work order until one of the following occurs:

1. Damage is repaired.
2. Repair work has begun and continues without delay.
3. The affected owner is compensated.
4. The parties reach an agreement and provide a copy to the City.

The City will not enforce or monitor private agreements.

15.04.3307.5 Notice to neighbors.

(Amends CBC Section 3307.5)

Written notice shall be provided at least five days before demolition, shoring, sandblasting, or work that may affect adjoining property, written notice must be provided to all owners and occupants within one hundred feet.

Proof of notice must be submitted in a form approved by the Building Official.

The notice must include the site address, dates and times of work, and contractor and owner contact information.

15.04.3307.6 Geotechnical certification.

(Amends CBC Section 3307.6)

A geotechnical report shall be provided prior to approval of temporary shoring, certifying that shoring has been installed in accordance with approved plans and identifying the time period for which the temporary shoring will remain stable.

All deputy inspections required by the California Building Code shall apply.

15.04.130 Assumption of risk for below grade construction.

(Adds CBC Appendix G Section G104.11) Appendix G of the California Building Code is amended by adding Section G104.11 to read:

G104.11 Acknowledgment of at risk for below grade construction.

Before issuing a permit for any building or structure with any portion located below street grade or below the minimum elevation standards of Appendix G, the Building Official shall require the owner to execute a written acknowledgment of risk on a City approved form. The acknowledgment shall confirm that the owner understands the potential for flooding, groundwater intrusion, or related hazards associated with below grade construction and agrees to comply with all requirements of Appendix G, the Hermosa Beach Municipal Code, and all applicable floodplain regulations. Execution of the acknowledgment does not authorize construction that is otherwise prohibited by law.

CHAPTER 15.06

CALIFORNIA RESIDENTIAL CODE LOCAL AMENDMENTS

15.06.010 Adoption.

The 2025 California Residential Code, including all appendices adopted by the City, is adopted by reference except as amended by this chapter. The Residential Code regulates detached one and two family dwellings and townhouses not more than three stories in height. Where the word jurisdiction appears, it shall mean the City of Hermosa Beach. Where the term building official appears, it shall mean the Building and Code Enforcement Official, the Director of Community Development, or their designee.

15.06.R105.1.1 Grading or excavation within a property.

Where grading or excavation may affect the stability of adjacent improvements, the Building Official may require engineered shoring. This requirement applies to any excavation that creates a risk to nearby structures, walls, foundations, utilities, or public property.

15.06.R302.1 Exterior walls.

Fire separation distance for exterior walls shall be measured to the nearest property line. The horizontal clear distance to the property line governs all separation requirements.

15.06.R1504.10 Roof deck surfaces.

Only roof areas specifically approved by the Building Official as deck space may be covered with walking or decking materials. All other roof areas shall be covered only with standard roofing materials including rolled roofing, gravel, built up roofing, or composition roofing.

15.06.R1505.1.2 Class A roof coverings required.

All structures regulated by the California Residential Code shall have a Class A roof covering assembly. Additions or reroofing may match existing roof coverings only when the reroof area does not exceed fifty percent of the total roof area and no more than fifty percent of the existing roof is replaced within any sixty month period.

15.06.R903.2.13 Automatic sprinkler systems. Expansion of existing buildings.

An automatic residential sprinkler system is required in an existing building when any of the following occur:

1. The expansion exceeds fifty percent of the existing gross floor area.
2. Fifty percent or more of the existing exterior framing is removed or replaced.
3. A sprinkler system is otherwise required under the California Residential Code or any applicable law.

Exterior framing includes exterior bearing walls, exterior shear walls, studs, posts, beams, and structural exterior members. Replacement of cladding alone is not considered framing removal.

15.06.R3306.10 Fencing and pedestrian protection.

Before issuance of a demolition permit or as required by the Building Official, a pre demolition inspection must verify sewer capping, utility shutoffs, and the placement of required temporary facilities. Protective fencing at least six feet in height with solid screening or compliant wood material shall be installed before work begins. Scaffolding shall be screened with mesh or similar material. A Pedestrian Protection Plan must be approved before permit issuance. Any work affecting the public right of way requires approval from the Public Works Department.

15.06.R3307.1 Protection of adjoining property. General.

The property owner and the person performing the work shall protect adjoining and nearby property and persons from damage during construction, remodeling, excavation, grading, shoring, sandblasting, or demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights, roofs, and other improvements. Measures shall be taken to control water runoff, erosion, debris, and dust. A protective screen or similar barrier must be installed between the site and adjoining property at the start of work or as soon as feasible unless the Building Official finds it impractical or unnecessary.

15.06.R3307.2 Authority to stop work.

The Building Official may stop work when construction has caused, is causing, or is likely to cause damage to adjacent or nearby property.

15.06.R3307.3 Damage to adjoining property.

If construction damages nearby property, the Building Official may withhold inspections and issue a stop work order until one of the following occurs:

1. Damage is repaired.
2. Repair work has begun and continues without delay.
3. The affected owner is compensated.
4. The parties reach an agreement and provide a copy to the City.

The City will not enforce or monitor private agreements.

15.06.R3307.5 Notice to neighbors.

At least five days before demolition, shoring, sandblasting, or work that may affect adjoining property, written notice must be provided to all owners and occupants within one hundred feet. Proof of notice must be submitted in a form approved by the Building Official. The notice shall include the project address, dates and hours of work, and contractor and owner contact information.

15.06.R3307.6 Geotechnical certification.

Temporary and permanent shoring requires certification from a geotechnical engineer confirming that installation complies with approved plans and identifying the expected duration of stability. All required deputy inspections and related code obligations apply.

15.06.RG104.11 Acknowledgment of risk for below grade construction.

For residential buildings located in flood hazard areas or where any portion of a structure is proposed below street grade, the Building Official shall require the owner to execute a written acknowledgment of risk on a City approved form. The acknowledgment shall confirm understanding of potential flooding, groundwater intrusion, or related hazards, and agreement to comply with all applicable floodplain regulations including Chapter 15.02, the California Residential Code, and all applicable laws. Execution of the acknowledgment does not authorize construction otherwise prohibited.

(Informational Only).

Local amendments to the 2025 California Residential Code in Chapter 15.06 align with local amendments to the 2025 California Building Code, ensuring consistency in requirements for roof coverings, site protection, adjoining property protection, notice, and shoring stability. These aligned amendments ensure uniform enforcement of safety and protection measures across residential and non residential construction.

CHAPTER 15.08

CALIFORNIA ELECTRICAL CODE LOCAL AMENDMENTS

15.08.010 Adoption.

The 2025 California Electrical Code (Title 24, Part 3) is adopted by reference as the electrical code of the City except as amended in this chapter. A copy of the code shall be kept on file with the City Clerk for public inspection.

References in the California Electrical Code to "jurisdiction" mean the City of Hermosa Beach. References to "building official" mean the Building Official of the City or their designee.

15.08.020 Service disconnect location.

Section 230.70(A)(1) is amended to read:

Service disconnects shall be installed in an exterior location approved by the Building Official to allow safe access for emergency personnel. The disconnect shall be clearly identified and readily accessible.

15.08.030 Underground service requirements.

Electrical service undergrounding is required as follows:

1. New construction, including new primary structures and accessory structures where electrical service is being established.
2. Properties already served by underground service where panel upgrades, service replacements, or service relocations occur.
3. Any panel upgrade, including increases in amperage or relocation of the main service panel.
4. Where adjoining properties are undergrounded, any new or upgraded service shall also be placed underground to maintain consistency and reduce overhead conflicts.
5. Any new or upgraded service of two hundred amps or more shall be placed underground.
6. Undergrounding is required in all areas designated as Underground Utility Districts by the City, regardless of the scope of proposed electrical work.
7. For existing buildings, undergrounding is also required when expansion, remodeling, or improvement exceeds fifty percent of the existing structure valuation or gross floor area, consistent with Sections 15.02 and 15.04.

15.08.040 Undergrounding exceptions.

The undergrounding requirements of this chapter apply unless the Building Official approves an exception due to one or more of the following:

1. Physical constraints on the site.
2. Documented utility provider limitations.
3. Site infeasibility supported by engineering analysis.
4. Engineering conditions demonstrating that undergrounding cannot reasonably be achieved.

Exceptions must be documented in writing and kept with the permit file.

15.08.050 Right-of-way and permitting coordination.

Any trenching, conduit installation, or related electrical work proposed within the public right of way requires approval from the Public Works Department, including required permits, traffic control plans, trench and pavement restoration, and all applicable engineering requirements.

15.08.060 Required standards for electric vehicle charging equipment.

All electric vehicle supply equipment must comply with applicable safety and performance standards in the California Electrical Code, the National Electrical Manufacturers Association, and Underwriters Laboratories. Installation must comply with Article 625 and all applicable provisions of the California Electrical Code.

This section supplements Chapter 15.30 and is read in conjunction with that chapter.

15.08.070 Temporary electrical service for construction sites.

A. Required.

Temporary electrical power is required on construction sites where permanent service is not yet available.

B. Restrictions.

Temporary power poles or temporary service equipment may not remain in place more than thirty days after substantial completion of the project. The Building Official may grant an extension only upon written request supported by site conditions.

C. Substitutions prohibited.

Generators may not be used in place of required temporary power poles except where specifically approved by the Building Official due to demonstrated necessity.

15.08.080 Violations.

Any violation of this chapter or the California Electrical Code as adopted is enforceable under Chapter 15.02, including administrative citations, orders to correct, permit suspension, stop work orders, and recovery of enforcement and inspection costs. Violations may also be prosecuted as misdemeanors pursuant to Section 1.04.020 of the Hermosa Beach Municipal Code.

CHAPTER 15.10

CALIFORNIA MECHANICAL CODE LOCAL AMENDMENTS

15.10.010 Adoption.

The 2025 California Mechanical Code (Title 24, Part 4) is adopted by reference as the mechanical code of the City except as amended in this chapter. A copy of the code shall be kept on file with the City Clerk for public inspection.

References in the California Mechanical Code to "jurisdiction" mean the City of Hermosa Beach. References to "building official" mean the Building Official of the City or their designee.

15.10.020 Location of outdoor mechanical equipment.

Section 303.3 of the California Mechanical Code is amended to read:

All new or replacement outdoor mechanical equipment, including condensers and heat pumps, shall comply with all of the following:

1. The equipment must be set back a minimum of three feet from any property line unless a greater setback is required by zoning, building, or fire regulations.
2. The equipment must be screened, sound-attenuated, or otherwise located to ensure compliance with all City noise regulations.
3. The equipment must be placed to minimize impacts on neighboring properties, with consideration for noise, visibility, and operational effects.
4. The equipment must not obstruct required access, pathways, exits, or fire department access.
5. Installation must comply with manufacturer specifications and all applicable provisions of the California Mechanical Code, California Building Code, and California Energy Code.

15.10.030 Clearances and accessibility.

Outdoor mechanical equipment must maintain all clearances and working space required under the California Mechanical Code. The Building Official may require verification from a licensed mechanical contractor or engineer where installation presents potential safety concerns.

15.10.040 Rooftop installations.

A. Rooftop mechanical equipment must comply with structural load requirements, wind resistance requirements, and attachment methods in the California Mechanical Code and California Building Code.

B. Screening or shielding may be required where necessary to comply with zoning, noise, or public-view requirements.

C. All rooftop installations must provide safe and code-compliant access for maintenance personnel as required by the Mechanical Code.

15.10.050 Mechanical equipment noise and nuisance control.

Mechanical equipment must be installed, operated, and maintained so as not to create noise or vibration that violates Title 8 of the Hermosa Beach Municipal Code or creates conditions constituting a nuisance under Title 8 or Title 15.

15.10.060 Mechanical exhaust and environmental discharge.

Mechanical exhaust vents, termination points, and related systems must comply with the California Mechanical Code requirements for:

- minimum distances to property lines;
- required separation from openings;
- termination above grade;
- environmental air discharge;
- grease-laden vapor discharge (if applicable).

The Building Official may require adjusted locations where necessary to prevent impacts to adjacent properties based on local density and lot configurations.

15.10.070 Seismic anchorage.

Mechanical equipment required to be anchored for seismic resistance under the California Mechanical Code or California Building Code must comply with all applicable seismic design and anchorage requirements.

15.10.080 Violations.

Any violation of this chapter or the California Mechanical Code as adopted is enforceable under Chapter 15.02, including administrative citations, orders to correct, permit suspension, stop work orders, and recovery of enforcement and inspection costs. Violations may also be prosecuted as misdemeanors pursuant to Section 1.04.020 of the Hermosa Beach Municipal Code.

CHAPTER 15.12

CALIFORNIA PLUMBING CODE LOCAL AMENDMENTS

15.12.010 Adoption.

The 2025 California Plumbing Code (Title 24, Part 5) is adopted by reference as the plumbing code of the City except as amended by this chapter. A copy of the code shall be kept on file with the City Clerk for public inspection.

Whenever the California Plumbing Code refers to the "jurisdiction," it means the City of Hermosa Beach. References to the "building official" mean the Building Official of the City or their designee.

15.12.020 ABS and PVC installations.

Section 701.2(2)(a) of the California Plumbing Code is amended to read:

ABS and PVC installations are limited to no more than two stories of areas of residential accommodation, provided the installations meet the following:

1. The installation shall be enclosed in assemblies with a one hour fire resistance rating composed of heavy lumber of minimum four by members or fire resistant drywall.
2. Where the installation passes through a story or fire rated assembly, a penetration firestop system shall be installed at such penetration in accordance with Section 302.4.1.2 of the California Residential Code.

15.12.030 Cleanouts.

Section 720.0 is amended to add:

Building sewers exceeding fifty feet in length or containing more than one hundred thirty five degrees of total bends shall be provided with additional cleanouts at locations approved by the Building Official.

15.12.040 Grease recovery – definitions.

Section 1014.1.1.1 is added to read:

For the purposes of Section 1014.1.3:

Affected establishment means any commercial or institutional food preparation or service facility that discharges wastewater containing fat, oil, or grease, whether emulsified or not, or substances that may solidify or become viscous at temperatures between 0 and 65 degrees Celsius. Examples include restaurants.

bakeries, assisted living facilities, convalescent homes, butcher shops, cafes, delicatessens, ice cream parlors, hotels, and grocery stores.

Grease means any fatty or oily substance or other insoluble waste that becomes viscous or solidifies with a change in temperature or other conditions.

Grease removal system means any system that meets this code's requirements and removes grease from drain water before it enters the public sewer system.

15.12.050 Grease recovery – retrofit installation requirement.

Section 1014.1.1.2 is added:

A. Retrofit required.

All affected establishments shall install an approved grease recovery system. The affected establishment may install required systems separately or in combination as prescribed in Chapter 10.

B. Plans required.

Plans or specifications prepared by a licensed professional engineer or licensed plumbing contractor, when required, and manufacturer installation instructions shall be submitted to the Community Development Department for approval prior to installation.

C. Work in right of way.

Any approvals or permits required for work in the public right of way shall be obtained from the Public Works Department.

15.12.060 Grease recovery – maintenance and monitoring.

Section 1014.1.4 is added:

A. Maintenance.

Owners or operators required to maintain a grease removal system must keep the system in sanitary, safe, and efficient working condition. A system is not properly maintained if sediment and or grease accumulation exceeds twenty five percent of its operative fluid capacity or if the system is otherwise not in good working order.

B. Disposal restrictions.

Grease removed from a system shall not be discharged into the sanitary or storm sewer.

C. Records and inspection.

Owners or operators shall maintain removal, pumping, cleaning, and hauler manifests and shall provide access to the City for inspection during normal business hours. Records shall be provided to the Building Official or designee upon request.

D. Annual fee.

An annual inspection fee shall be paid at business license renewal as established in the City's Master Schedule of Service Charges and Fees.

15.12.070 Sewer lateral inspection.

Section 106.1.2 is added to read:

The Building Official may require inspection of the private sewer lateral by a licensed plumber using video or equivalent approved methods when any of the following apply:

1. A remodel or addition valued at fifty thousand dollars or more is proposed.
2. Plumbing fixtures are relocated or replaced.
3. Recurring blockages have occurred.
4. Infiltration, inflow, or structural defects identified in the public sewer indicate possible lateral defects on private property.

15.12.080 Drainage across adjoining property.

Section 1101.12.2 is added:

Drainage from roofs, decks, paved areas, or other surfaces shall not be directed across adjoining properties. Drainage must be directed to approved outlets or public ways according to approved plans. Any drainage directed to the public way shall be subject to approval of the City Engineer.

15.12.090 Violations.

Any violation of this chapter or the California Plumbing Code as adopted is enforceable under Chapter 15.02. Violations may result in administrative citations.

orders to correct, permit suspension, stop work orders, recovery of enforcement and inspection costs, or prosecution as misdemeanors under Section 1.04.020 of the Hermosa Beach Municipal Code.

CHAPTER 15.14

CALIFORNIA ENERGY CODE LOCAL AMENDMENTS

15.14.010 Adoption.

The 2025 California Energy Code (Title 24, Part 6), including all appendices and referenced standards, is adopted by reference as the energy code of the City. A copy of the code shall be kept on file with the City Clerk.

References in the Energy Code to the "jurisdiction" mean the City of Hermosa Beach. References to the "building official" mean the Building Official of the City or their designee.

15.14.020 Local amendments.

The City adopts no local amendments to the California Energy Code. Compliance, enforcement, and administration shall be carried out under Chapter 15.02.

15.14.030 Violations.

Any violation of this chapter or the California Energy Code is enforceable under Chapter 15.02, including administrative citations, orders to correct, permit suspension, stop work orders, and recovery of enforcement or inspection costs.

CHAPTER 15.16

CALIFORNIA GREEN BUILDING STANDARDS CODE LOCAL AMENDMENTS (CALGreen)

15.16.010 Adoption and purpose.

The 2025 California Green Building Standards Code (CALGreen), Title 24, Part 11, is adopted by reference except as amended by this chapter.

This chapter establishes local construction, demolition, and deconstruction waste management requirements consistent with CALGreen Sections 4.408 and 5.408 and applicable state regulations.

15.16.020 Definitions.

For the purposes of this chapter:

Applicant means a person or entity required to apply for a permit under this title.

Building means construction, alteration, movement, enlargement, replacement, repair, use and occupancy, location, maintenance, and removal of any structure.

CD and D materials means materials generated during construction, demolition, or deconstruction.

Certified mixed CD and D recovery facility means a facility recognized by the City as capable of diverting and properly processing mixed materials.

Construction means building, alteration, addition, or renovation work.

CD and D MMP means a Construction, Demolition and Deconstruction Materials Management Plan required under this chapter.

Collector means the exclusive franchised collector authorized to transport CD and D materials.

Contractor means any state licensed contractor engaged in a project subject to this chapter.

Deconstruction means systematic dismantling of a structure to maximize salvage and reuse.

Demolition means the destruction or removal of all or part of a structure.

Disposal means lawful placement of non recoverable material in a landfill.

Mixed CD and D materials means CD and D materials placed together without source separation.

Permit means any construction, demolition, or deconstruction permit issued by the City.

Project means any building project requiring a permit under this title.

Recoverable means materials that can be reused, recycled, composted, or otherwise diverted from disposal.

Recovery means the act of reclaiming, reusing, recycling, or composting materials.

Self haul means transportation of materials by the applicant using their own vehicles.

Source separated means CD and D materials separated by type at the job site.

15.16.030 Requirement to recover CD and D materials.

All projects shall separate CD and D materials from other waste streams and comply with CALGreen Sections 4.408 and 5.408. Asphalt, concrete, and plant and tree debris must be source separated.

15.16.040 Priority for deconstruction.

A. Applicants may apply for a deconstruction permit before submitting for construction permits.

B. Demolition permits may only be issued separately when emergency conditions require immediate removal.

C. Deconstruction permits and all permits filed within one year after deconstruction finalization shall receive priority processing.

15.16.050 Deconstruction of historic and older buildings.

Deconstruction is required for:

1. Structures in historic districts.
2. Structures built in 1923 or earlier.
3. Structures built before 1945 that have been designated historic.

Emergency hazardous conditions may justify exceptions when approved by the Building Official.

15.16.060 Transportation requirements.

A. Vehicles transporting CD and D materials must display identifying information.

B. All containers must be covered and clearly labeled.

C. Materials may not fall, leak, or blow from vehicles. Spills must be collected immediately.

D. Collectors shall maintain documentation required by Section 15.16.120.

15.16.070 Certified mixed CD and D facility requirements.

Mixed CD and D materials shall be delivered only to City recognized certified facilities.

Trash or refuse not generated by CD and D activities is prohibited in mixed loads.

15.16.080 CD and D Materials Management Plan (CD and D MMP).

Before a permit is issued, the applicant shall submit a CD and D MMP including:

1. Expected types and quantities of materials.
2. Proposed recovery, recycling, or salvage methods.
3. Transportation and disposal methods.
4. Identification of contractors, facilities, and disposal sites.

The Building Official or designee shall approve the CD and D MMP if:

1. All required information is provided; and
2. The applicant demonstrates all recoverable materials will be recovered; or
3. The applicant demonstrates good cause why full recovery cannot be achieved.

15.16.090 Documentation requirements.

Applicants shall document quantities of recovered and disposed materials using weight or volume and City approved conversion factors.

Documentation must be provided to the Building Official or designee.

15.16.100 Report of Construction and Demolition Materials Management.

Before final inspection or certificate of occupancy, the applicant shall submit a report including:

1. Actual recovered and disposed quantities.
2. Recovery and disposal methods.
3. Barriers to achieving greater recovery.
4. Recommendations for improving recovery.

A. Compliance. A project is compliant if at least 65 percent by weight of CD and D materials are recovered.

B. Good faith effort. Compliance may be found if the applicant documents good faith efforts.

C. Noncompliance. Failure to recover materials or submit documentation is noncompliance.

15.16.110 Appeals.

Any person aggrieved by a decision under this chapter may appeal to the Building Board of Appeals.

Appeals shall be filed within ten days on City forms.

Appeals shall follow the procedures in Chapter 15.02.

15.16.120 Enforcement.

Violations may be enforced under Chapter 15.02, including administrative citations, nuisance abatement, withholding of inspections, withholding of certificates of occupancy, and civil action.

Each day of violation is a separate offense.

Violations are public nuisances subject to abatement.

Cost recovery applies to all enforcement.

15.16.130 Remedies not exclusive.

All remedies under this chapter are cumulative.

CHAPTER 15.18

CALIFORNIA EXISTING BUILDING CODE

15.18.010 Adoption.

The 2025 California Existing Building Code (Title 24, Part 10), including all appendices and referenced standards, is adopted by reference as the existing building code of the City.

A copy of the code shall be kept on file with the City Clerk for public inspection.

References in the California Existing Building Code to "jurisdiction" mean the City of Hermosa Beach.

References to "building official" mean the Building Official of the City or their designee.

15.18.020 Local amendments.

The City adopts no local amendments to the 2025 California Existing Building Code unless expressly stated in this chapter.

Administration, enforcement, permit processing, violations, stop work orders, and appeals shall be conducted under Chapter 15.02.

15.18.030 Continuation of prior local provisions.

The substantive provisions formerly codified in Chapter 15.28 (Existing Buildings, 2022 HBMC) are continued without change to the extent they are not addressed by or inconsistent with the 2025 California Existing Building Code.

Any previous local requirements dealing solely with administration, appeals, enforcement, or permit processing are repealed and superseded by Chapter 15.02.

15.18.040 Applicability.

This chapter applies to:

1. Repairs, alterations, additions, relocations, changes of occupancy, and renovations of existing buildings.
2. Buildings undergoing voluntary seismic upgrades.
3. Projects requiring compliance with the California Existing Building Code under state law or local regulations.

Where the California Existing Building Code conflicts with other technical codes adopted in Title 15, the most restrictive provision applicable to life safety shall apply.

15.18.050 Alternative methods and materials.

The Building Official may approve alternative materials, designs, or construction methods under the California Existing Building Code, provided the alternative meets the intent of the code and provides equivalent or better performance. Determinations issued under this section may be appealed under Chapter 15.02.

15.18.060 Unsafe or dangerous existing buildings.

Structures determined to be unsafe, unsanitary, structurally compromised, or otherwise hazardous shall be addressed under:

1. the International Property Maintenance Code (Chapter 15.24),

2. applicable provisions of the California Existing Building Code, and
3. the enforcement authorities in Chapter 15.02.

15.18.070 Historic buildings.

Projects involving qualified historic buildings shall comply with the California Existing Building Code provisions for historic structures unless a higher level of safety is required by the Building Official due to unique site, seismic, or public safety risks.

Nothing in this section supersedes the City's historic preservation requirements, if applicable.

15.18.080 Seismic evaluation and retrofit.

A. Seismic evaluation may be required when alterations exceed thresholds in the California Existing Building Code.

B. Seismic retrofit shall comply with applicable California Existing Building Code chapters or ASCE standards adopted by reference.

C. Unreinforced masonry buildings regulated under Chapter 15.28 (Seismic Strengthening) remain subject to that chapter's requirements.

15.18.090 Changes of occupancy.

When a change of occupancy occurs, the building shall be brought into compliance with the California Existing Building Code requirements for the new occupancy, including:

1. fire and life safety provisions,
2. structural provisions,
3. accessibility,
4. energy and mechanical system upgrades where required.

The Building Official may require additional improvements where necessary to address local life safety conditions.

15.18.100 Violations.

Violations of this chapter or the California Existing Building Code are enforceable under Chapter 15.02, including administrative citations, orders to correct, permit suspension, stop work orders, and recovery of enforcement costs.

Violations may also be prosecuted as misdemeanors pursuant to Section 1.04.020 of the Hermosa Beach Municipal Code.

CHAPTER 15.20
FIRE PREVENTION CODE

15.20.010 Adoption.

Except as hereinafter provided in this chapter and in Chapter 14.08, Title 32, Fire Code, of the Los Angeles County Code, as amended and in effect on March 2, 2023, which constitutes an amended version of the California Fire Code 2022 Edition (Part 9 of Title 24 of the California Code of Regulations), including current and future errata and supplements, published by the California Building Standards Commission, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full. Said codes shall comprise the Fire Code of the City of Hermosa Beach.

In the event of any conflict between the provisions of the California Fire Code, 2022 Edition, Title 32 of the Los Angeles County Code, or any amendment to the Fire Code contained in the Hermosa Beach Municipal Code, the provision contained in the later-listed document shall control.

A copy of Title 32 of the Los Angeles County Code, along with a copy of the California Fire Code, 2022 Edition, has been deposited in the office of the City Clerk and shall be at all times while in force maintained by the City Clerk for use and examination by the public.

Permits, as required by provisions within this code, may be issued for an identified period of time, subject, however, to the right of the fire chief or their designee to revoke said permit for misuse or violation of the terms of the permit.

(Ord. # 23-1465 §2, adopted 07/11/2023, effective 08/10/2023)

15.20.020 Automatic sprinkler systems.

Section 903 of the 2022 California Fire Code, as incorporated into Title 32 of the Los Angeles County Code, is hereby amended to add Section 903.2.13 and to amend Section 903.2 to read as follows:

SECTION 903

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through

903.2.13 and Sections 903.2.14 through 903.2.21.

903.2.13 Expansion of existing buildings. An automatic sprinkler system is required in any existing building subject to alteration or expansion if (1) the expansion exceeds 50 percent of the existing gross floor area; or (2) the cost of remodeling, expansion or improvement exceeds 50 percent of the value of the existing structure as determined by the Building Official.

- A. The size or valuation of an existing building shall be deemed to exceed fifty (50) percent if:
1. The expansion exceeds fifty (50) percent of the existing gross floor area; or
 2. The cost of remodeling, expansion, or improvement exceeds fifty (50) percent of the value of the existing structure as determined by the building official. (Ord. 19-1400 §7 (part), 2019)

(Ord. # 23-1465 §2, adopted 07/11/2023, effective 08/10/2023)

Effective on: 8/10/2023

15.20.030 Fire protection improvement fee.

Section 110 of the 2022 California Fire Code, as incorporated into Title 32 of the Los Angeles County Code, is hereby amended to add the following section:

Section 110HB: The purpose of the fire protection improvement fee is to mitigate the fire protection impacts caused by new development in the city by financing fire protection improvements in direct relation to the development's fair share of the construction costs of these improvements.

- A. Fire Protection Improvement Fee. The fire protection improvement fee established by Ordinance No. 88-932 shall continue in effect at the rates set forth in subsection (C) of this section. The fee shall be paid prior to issuance of a building permit for any new structure or expansion of an existing structure as described in subsection (C) of this section in the city.
- B. Fee Account. The revenues raised by payment of the fire protection improvement fee shall be placed in a separate and special fund and such revenues, along with

any interest earnings on that fund, shall be used solely to pay for the improvements and apparatus described in subsection (D) of this section.

C. Amount of Fee.

1. Residential: nine cents (\$0.09) per square foot of net floor area.
2. Nonresidential: eleven and one-half cents (\$0.115) per square foot of net floor area. The calculation of floor area shall include the floor area of all structures including the main structure and any accessory structures, including, but not limited to garages, structural decks, and balconies, and shall be measured from the outside of the walls or perimeter of said structures. For new projects, the net floor area shall be calculated as the total floor area of the new structure minus any floor area of any existing legally permitted structures demolished as part of the new project. For existing structures that add floor area, the fee shall be applied to the net increase in floor area.

D. Use of Fee. The fee shall be solely used to pay for:

1. Fire hydrants; riser connections from main to hydrant; necessary valves and attachments; repairs to public improvements necessitated by installation of hydrants, riser connections, valves and attachments; fire stations, training facilities, administrative offices, communications centers, and maintenance centers; and firefighting equipment, vehicles, apparatus, and appliances;
2. Reimbursement to the city for the development's fair share of those capital improvements already constructed by the city; and
3. Reimbursement to developers who have constructed public facilities where those facilities were beyond that needed to mitigate the impact of the developers' project. (Ord. 19-1400 §7 (part), 2019)

(Ord. # 23-1465 §2, adopted 07/11/2023, effective 08/10/2023)

Effective on: 8/10/2023

15.20.040 Future updates.

Future editions or updates to the Los Angeles County Fire Code, as adopted and amended by the County, automatically apply within the City upon their effective date unless the City Council determines otherwise.

15.20.050 Appeals and enforcement.

Appeals, violations, enforcement actions, citations, orders, and administrative procedures related to this chapter shall be administered in accordance with Chapter 15.02.

Fire Code enforcement and fire authority remain under the jurisdiction of the Los Angeles County Fire Department and the Fire Chief or designee.

15.20.060 Additional enforcement authority.

The Fire Code may also be enforced as provided in the Los Angeles County Fire Code and applicable state law.

CHAPTER 15.22

CALIFORNIA REFERENCED STANDARDS CODE

15.22.010 Adoption.

The 2025 California Referenced Standards Code (Title 24, Part 12), as adopted and published by the California Building Standards Commission, is adopted by reference as the Referenced Standards Code of the City of Hermosa Beach, except as modified by this chapter. A copy of the code shall be kept on file with the City Clerk for public inspection.

References in the California Referenced Standards Code to "jurisdiction" mean the City of Hermosa Beach. References to "building official" mean the Building Official of the City or their designee.

15.22.020 Administration.

Administration, enforcement, permits, inspections, violations, appeals, and all related procedures for this chapter shall be governed by Chapter 15.02.

15.22.030 Applicability.

The California Referenced Standards Code applies to all buildings and structures within the City to the extent referenced by the California Building Standards Code, including the Building, Residential, Mechanical, Electrical, Plumbing, Energy, Green Building Standards, and Existing Building Codes.

15.22.040 Severability.

If any provision of this chapter or the referenced standards is held invalid, the remainder of the chapter shall continue in effect.

CHAPTER 15.24

INTERNATIONAL PROPERTY MAINTENANCE CODE WITH LOCAL AMENDMENTS

15.24.010 Adoption.

The 2024 International Property Maintenance Code (IPMC), published by the International Code Council, is adopted by reference, except as amended by this chapter. The IPMC regulates the maintenance, use, occupancy, sanitation, structural integrity, and safety of existing structures and premises within the City.

A copy of the IPMC shall be kept on file with the City Clerk for public inspection.

15.24.020 Administration.

- A. Administration of this chapter shall be governed by Chapter 15.02.
- B. References in the IPMC to the "Code Official" mean the Building Official of the City or their designee.
- C. References to the "Department of Code Enforcement" mean the Community Development Department.
- D. All inspection authority, enforcement authority, abatement authority, appeals, permits, stop-work authority, fees, and administrative procedures described in the IPMC shall be administered under Chapter 15.02.

15.24.025 Jurisdiction-specific placeholders.

Where the IPMC contains blank fields, unspecified numerical thresholds, or optional jurisdictional selections, such values shall be determined and administered by the Building Official under the standards of Chapter 15.02 and applicable sections of the Hermosa Beach Municipal Code. No numeric thresholds or inserted values are adopted unless expressly stated in this chapter.

15.24.030 Definitions.

For purposes of this chapter and the IPMC:

- 1. "Code Official" means the Building Official or designee.
- 2. "Jurisdiction" means the City of Hermosa Beach.

3. Any term referencing an enforcement agency refers to the authority established under Chapter 15.02.

15.24.040 Unsafe structures and equipment.

- A. The Building Official may declare any structure, building, premises, or equipment unsafe when it is unsanitary, structurally unsound, hazardous to life or property, a fire hazard, unfit for human occupancy, or otherwise poses a danger to public welfare.
- B. The Building Official may require repair, alteration, improvement, vacation, demolition, abatement, or other corrective action necessary to protect life and property.
- C. This section continues the City's prior authority under former Chapters 15.08, 15.24, and 15.56 relating to unsafe structures and dangerous buildings.

15.24.050 Notices and orders.

A. Notices and orders shall comply with Chapter 15.02.

B. Notices must:

1. Identify the violations and required corrections;
 2. State the timeframe for compliance;
 3. State appeal rights; and
 4. Be served consistent with Chapter 15.02 and state law.
- C. Failure to comply with a lawful order of the Building Official is a violation.

15.24.060 Emergency measures.

A. The Building Official may order immediate action when conditions pose an imminent danger.

B. Emergency measures may include:

1. Immediate vacation of the structure;
 2. Restricting entry;
 3. Temporary safeguards;
 4. Utilities shutoff;
 5. Emergency abatement; or
 6. Any action reasonably necessary to protect life or property.
- C. Emergency abatement may be performed without prior notice when necessary.
- D. The City may recover all costs incurred.

15.24.070 Appeals.

- A. Appeals of notices, orders, or determinations under this chapter shall be heard by the Administrative Hearing Officer pursuant to Chapter 15.02.
- B. Appeal timelines, filing procedures, notices, and hearing processes shall be administered under Chapter 15.02.
- C. The Administrative Hearing Officer may affirm, modify, or reverse the determination.
- D. The decision of the Administrative Hearing Officer is final.

15.24.080 Repeal of prior housing and dangerous building regulations.

- A. Former Chapter 15.08 (Housing Code), Chapter 15.24 (Abatement of Dangerous Buildings), and Chapter 15.56 (Property Maintenance Code) are repealed.
- B. All authority, standards, and procedures previously located in those chapters are superseded by this chapter and the IPMC as adopted.
- C. Enforcement of housing, minimum maintenance, unsanitary conditions, unsafe buildings, unfit conditions, and dangerous buildings shall proceed under this chapter.

15.24.090 Enforcement.

- A. Violations of this chapter or the IPMC are enforceable under Chapter 15.02.
- B. Violations are declared public nuisances and may be abated by the City.
- C. Remedies include administrative citations, notices to correct, stop-work orders, nuisance abatement, withholding of permits or inspections, civil action, and any other remedy allowed under the Hermosa Beach Municipal Code or state law.
- D. The City may recover all enforcement, abatement, inspection, investigation, and legal costs.
- E. The Building Official may withhold inspections, suspend permits, or withhold issuance of a Certificate of Occupancy until violations are corrected and required documentation is approved.
- F. Enforcement remedies are cumulative and not exclusive.

CHAPTER 15.26

PROPERTY RECORD REPORTS (VOLUNTARY PROGRAM)

15.26.010 Intent.

The intent of this chapter is to provide an optional informational report to assist owners, prospective buyers, tenants, lenders, and their agents in understanding the City's records relating to zoning, permits, and authorized uses of a property. This chapter does not require the preparation, delivery, or receipt of a report in connection with any sale, transfer, financing, lease, or other conveyance of property.

15.26.020 Definitions.

For purposes of this chapter:

- A. "Owner" means any person or entity holding legal or equitable title to real property.
- B. "Property" means any parcel, building, structure, or improvement located within the City, regardless of use, zoning, or occupancy type.
- C. "Property Record Report" means the informational report prepared by the City based on available records and any inspection authorized under this chapter.
- D. "Agreement of sale" means any written instrument providing for the transfer of an ownership interest in property.

15.26.030 Optional Property Record Report.

The owner, prospective buyer, or authorized agent may request a Property Record Report from the City at any time. The City is not required to prepare or deliver a report for any transaction.

15.26.040 Application, contents of report, and review of records.

Upon application and payment of the required fee, the Building Official shall review available City records and conduct an exterior review of the property. An interior inspection may be performed only with the owner's written consent. A Property Record Report may include, when available:

- A. The street address or description of the property.
- B. Permitted uses and authorized improvements based on available City records.
- C. Applicable zoning classification.
- D. Variances, entitlements, or use permits of record.
- E. Apparent inconsistencies or suspected unpermitted work when the present use or configuration appears inconsistent with zoning or building records and such condition does not appear to have been established under a City-issued permit.

F. Notations of any apparent violations based solely on available records or observations from an exterior review.

All items listed in this section are informational only. The City does not certify completeness of its records or the legality of any structure or use.

15.26.050 Delivery of report.

The City does not provide delivery services for Property Record Reports in connection with a sale or transaction. The requesting party is solely responsible for obtaining, distributing, or retaining the report for their own purposes.

15.26.055 Buyer inquiries and clarification.

A buyer or authorized agent who receives a Property Record Report may submit written questions to the Community Development Department regarding the contents of the report. Responses are informational only and based on available City records.

15.26.060 Physical examination of property (optional).

Upon request of the owner, the City may conduct a physical examination. Interior inspection requires the owner's written consent. Any report shall include the following advisory:

"This report is based on available City records and any exterior review or interior inspection authorized by the owner. Interior inspection is voluntary and not guaranteed. The report is informational only and does not represent compliance with any City code, nor does it certify the structural or legal condition of any building or improvement."

15.26.070 Exceptions.

Because this program is voluntary, exceptions listed in this section are retained only for historical context and do not modify the optional nature of this chapter.

15.26.080 Forms and time limits.

The Building Official shall prepare and maintain standardized forms for this program. The City shall deliver the Property Record Report within thirty days of receiving a complete application and required fees, unless delayed by conditions outside the City's control.

15.26.090 Nonliability of City.

The issuance of a Property Record Report is not a representation by the City that any property, structure, or use complies with applicable laws. The report does not guarantee the structural condition, safety, legality, or habitability of any building or improvement.

The report is based solely on available City records and any review or inspection authorized by the owner. Errors or omissions do not limit or restrict the City's authority to enforce any building, zoning, fire, housing, or municipal code provision against the owner, buyer, tenant, or any future occupant.

Neither the adoption of this chapter nor the preparation or delivery of any report shall impose liability on the City for any errors or omissions, nor shall the City bear any liability not otherwise imposed by law.

15.26.100 Enforcement.

Because participation in this program is voluntary, failure to request or provide a Property Record Report is not a violation and does not affect the validity of any sale, transfer, or lease of property. Any fraud or misrepresentation unrelated to this program remains subject to enforcement under other applicable laws.

CHAPTER 15.28

SEISMIC STRENGTHENING OF BUILDINGS HAVING UNREINFORCED MASONRY BEARING WALLS

15.28.010 Purpose and intent.

The purpose of this chapter is to promote public safety and welfare by reducing the risk of death, injury, and property damage that may result from earthquakes affecting existing buildings containing unreinforced masonry bearing walls. These standards provide minimum seismic resistance requirements intended to reduce, but not necessarily prevent, loss of life, injury, or structural damage.

15.28.020 Scope and applicability.

- A. This chapter applies to all existing buildings having at least one unreinforced masonry bearing wall.

- B. Buildings constructed of hollow concrete block or hollow clay tile not exceeding two stories may be strengthened under this chapter provided that bonding, bearing capacity, and shear capacity are verified to the satisfaction of the Building Official.
- C. When a reroofing permit is applied for on any building regulated by this chapter, the requirements for parapet bracing and tension wall anchors between all exterior walls and the roof shall be applied.
- D. Exceptions:
 - 1. Detached one or two family dwellings and detached apartment houses with fewer than five dwelling units that are used solely for residential purposes.
 - 2. Essential or hazardous facilities as defined in Table 16-K of the California Building Code. Such structures shall comply with the CBC.

15.28.030 Definitions.

For purposes of this chapter, the definitions in the California Building Code apply. The following additional definitions apply:

- A. High-risk building means a non-essential, non-hazardous building with an occupant load of 300 persons or more.
- B. Medium-risk building means a building with an occupant load of 25 to 299 persons, including buildings exceeding 300 occupants that are occupied fewer than 20 hours per week.
- C. Low-risk building means a building with an occupant load of fewer than 25 persons.
- D. Portions acting independently: Portions of buildings shown by analysis to resist seismic forces independently may be classified separately.

15.28.040 Rating classifications.

Each building subject to this chapter shall be assigned a rating classification based on the occupant load determined under the California Building Code. Classifications shall follow Table 15.28-A.

Table 15.28-A – Rating Classification

<u>Classification</u>	<u>Occupant Load</u>
<u>I – Essential or Hazardous Facility</u>	<u>N/A</u>
<u>II – High Risk</u>	<u>> 300</u>

<u>Classification</u>	<u>Occupant Load</u>
<u>III-A – Medium Risk</u>	<u>100–300</u>
<u>III-B – Medium Risk</u>	<u>50–99</u>
<u>III-C – Medium Risk</u>	<u>25–49</u>
<u>IV – Low Risk</u>	<u>< 25</u>

15.28.050 Compliance requirements.

- A. Upon service of an order to comply, the owner shall cause a structural analysis to be performed by a licensed engineer or architect.
- B. If the structure does not meet the minimum seismic requirements of this chapter, the owner shall strengthen or demolish the building.
- C. Compliance shall be achieved by submitting the following to the Building Official:
 - 1. Structural analysis demonstrating compliance, within 270 days of the order; or
 - 2. Structural analysis and strengthening plans, within 270 days of the order; or
 - 3. Plans for installation of wall anchors, within 180 days of the order; or
 - 4. Plans for demolition, within 270 days of the order.
- D. Once plans are approved, the owner shall obtain a permit, commence work, and complete construction or demolition within the time limits set forth in Table 15.28-B.
- E. If the owner first elects to install wall anchors under subdivision (C)(3), the time limits for strengthening or demolition restart from the date anchor installation plans are submitted.

Table 15.28-B – Seismic Strengthening Schedule

<u>Risk Classification</u>	<u>Parapet Bracing & Wall Anchors</u>	<u>Full Strengthening After Anchors</u>	<u>Full Strengthening Without Prior Anchors</u>
<u>II</u>	<u>July 1, 1995</u>	<u>Jan 1, 1998</u>	<u>Jan 1, 1996</u>
<u>III-A</u>	<u>Jan 1, 1996</u>	<u>Jan 1, 1999</u>	<u>Jan 1, 1997</u>
<u>III-B</u>	<u>Jan 1, 1996</u>	<u>Jan 1, 2000</u>	<u>Jan 1, 1998</u>
<u>III-C</u>	<u>Jan 1, 1996</u>	<u>Jan 1, 2001</u>	<u>Jan 1, 1999</u>

<u>Risk Classification</u>	<u>Parapet Bracing & Wall Anchors</u>	<u>Full Strengthening After Anchors</u>	<u>Full Strengthening Without Prior Anchors</u>
<u>IV</u>	<u>Jan 1, 1996</u>	<u>Jan 1, 2002</u>	<u>Jan 1, 2000</u>

Note: These dates represent the original compliance schedule from the prior Hermosa Beach ordinance and are retained to preserve legislative history and enforceability for buildings that may still be outstanding.

15.28.060 Enforcement and administrative provisions.

- A. Orders to comply.
The Building Official shall issue orders based on the priorities established in Table 15.28-A.
- B. Bulletin (optional pre-order notice).
The Building Official may issue an informational bulletin prior to the formal order.
- C. Contents of order.
Orders shall identify the building, rating classification, applicable requirements, and timelines.
- D. Appeals.
Appeals of initial determinations that a building falls under this chapter shall be filed within sixty days and shall be heard by the Building Board of Appeals under Chapter 15.02.
- E. Recordation.
Upon service of an order, the Building Official shall record a notice that the building is potentially earthquake hazardous.
When compliance is achieved, the Building Official shall record a release of notice.
- F. Failure to comply.
If the owner fails to comply with required deadlines after proper service, the Building Official may:
 - 1. Order the building vacated;
 - 2. Maintain the building vacated until compliance is achieved;
 - 3. Order demolition under applicable law.

- G. Coordination with Chapter 15.02.
Administrative processes, timelines, stop-work authority, enforcement tools, citations, recovery of costs, and hearings are governed by Chapter 15.02.

CHAPTER 15.30

ELECTRIC VEHICLE CHARGING SYSTEMS AND STREAMLINED PERMITTING

15.30.010 Purpose and intent.

The purpose of this chapter is to provide an expedited, streamlined permitting process for electric vehicle charging systems in accordance with Government Code sections 65850.7 and 65850.71. This chapter ensures timely and cost effective installation of electric vehicle supply equipment while maintaining public health, safety, and welfare.

The requirements of this chapter apply to all electric vehicle charging systems installed within the City of Hermosa Beach.

15.30.020 Definitions.

For the purposes of this chapter:

- A. Building Official means the Building Official or designee.
- B. Electric vehicle charging station or charging station means any level of electric vehicle supply equipment designed and installed in compliance with Article 625 of the California Electrical Code, and any amendments thereto, that delivers electricity from a source outside an electric vehicle into a plug in electric vehicle.
- C. Electronic submittal means application materials submitted via email, internet based portal, or other electronic means approved by the Building Official.
- D. Specific, adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- E. Feasible method to satisfactorily mitigate or avoid the specific adverse impact includes cost effective methods applied to similarly situated prior applications that successfully reduced the impact to acceptable levels.

15.30.030 Technical requirements.

- A. All electric vehicle charging equipment shall meet applicable safety and performance standards of the California Electrical Code, National Electrical Manufacturers Association, and Underwriters Laboratories.
- B. Installation of charging stations must comply with Article 625 of the California Electrical Code and all other applicable provisions.
- C. Load calculations for new or existing electrical services must include electric vehicle charging systems and treat charging equipment as a continuous load.
- D. Floor mounted or wall mounted charging stations shall be anchored as required by the California Building Code or California Residential Code.
- E. Installation shall not adversely affect building elements including structural components, fire resistance rated assemblies, or egress pathways.

15.30.040 Expedited permitting process.

- A. The Building Official shall maintain an expedited permitting process and a checklist of all requirements with which electric vehicle charging systems must comply to be eligible for expedited review.
- B. The checklist may incorporate recommendations published by the Governor's Office of Planning and Research.
- C. The most current checklist shall be posted on the City's website.
- D. The checklist shall serve as the basis for completeness review.

15.30.050 Permit application submission.

- A. Applications may be submitted electronically.
- B. The Building Official shall accept electronic signatures on all forms, applications, and supporting documents.
- C. A completed application shall be deemed complete upon submittal of all items listed in the City's adopted checklist.
- D. A completed application does not authorize energization or use of the system until all inspections are approved.

15.30.060 Permit review and approval.

- A. The Building Official shall review applications for compliance with the California Electrical Code and applicable health and safety standards.
- B. If the Building Official finds that an application is incomplete, a written correction notice shall be issued detailing all deficiencies and listing all additional information required.
- C. If the Building Official finds that a system presents a potential specific, adverse impact, the City may require the applicant to apply for a conditional use permit.

- D. A conditional use permit may not be denied unless written findings are made, supported by substantial evidence, that:
 - 1. The installation would have a specific, adverse impact; and
 - 2. No feasible method exists to satisfactorily mitigate or avoid the impact.
- E. Appeals of conditional use permit determinations shall follow Title 17 procedures.

15.30.070 Automatic deeming provisions.

- A. An application is deemed complete if the Building Official does not determine otherwise within the statutory time limits established by Government Code section 65850.7.
- B. An application is deemed approved if, after the applicable statutory period, all of the following are true:
 - 1. The Building Official has not approved the application;
 - 2. The Building Official has not required a conditional use permit based on a specific, adverse impact;
 - 3. No use permit has been denied; and
 - 4. No appeal has been filed.

15.30.080 Parking space adjustments.

If installation of a charging station, including equipment, conduits, or transformers, reduces the number of required parking spaces for an existing use, the City shall reduce the required number of spaces by the amount necessary to accommodate the charging station.

15.30.090 Right of way coordination.

Any work in the public right of way, including trenching, conduits, or pavement restoration, requires approval from the Public Works Department, including issuance of applicable permits and approval of traffic control plans.

15.30.100 Enforcement.

Violations of this chapter or the California Electrical Code as adopted are enforceable under Chapter 15.02, including administrative citations, stop work orders, and recovery of enforcement costs. Violations may also be prosecuted as misdemeanors consistent with Section 1.04.020 of the Hermosa Beach Municipal Code.

END

The chapters listed above are enacted as the reorganized Title 15 of the Hermosa Beach Municipal Code. These chapters implement the 2025 California Building Standards Code as adopted by the State of California, incorporate locally adopted amendments reasonably necessary due to local climatic, geological, and topographic conditions, and adopt the 2024 International Property Maintenance Code with local modifications. Each chapter replaces the corresponding prior chapters repealed or superseded in Part A.

Part C. Relocation and Continuity Notes
(for City Council, Legal Counsel, and Building Standards Commission Review)

The following notes identify relocation, continuation, and supersession of provisions from former Title 15 to ensure that no substantive local amendment or regulatory authority is unintentionally repealed as a result of the 2025 reorganization of Title 15.

- Consolidation of Administrative Provisions

All former administrative provisions distributed across multiple chapters of prior Title 15, including permit processing, expiration, appeals, violations, enforcement, stop work authority, and construction site administrative requirements, are repealed and superseded by Chapter 15.02. Only substantive technical requirements are retained in the new technical code chapters.

All former chapter specific appeal procedures contained in prior Title 15 are repealed. All appeals under Title 15 are now governed exclusively by the unified appeals process in Chapter 15.02, including appeals to the Building Board of Appeals and to the Administrative Hearing Officer for International Property Maintenance Code matters.

All former local amendments to construction site requirements, adjoining property protection, notice, fencing, shoring, and pedestrian protection contained in former Sections 15.04.070 and 15.04.140 are preserved and incorporated into Chapters 15.02, 15.04, and 15.06 in alignment with Chapter 33 of the 2025 California Building and Residential Codes.

- Continuation of Substantive Chapters

Substantive content from former Chapters 15.36 Seismic Strengthening of Buildings Having Unreinforced Masonry Bearing Walls, 15.40 Electric Vehicle Charging Systems; Streamlined Permitting, and 15.44 Residential Building

Records is continued without substantive change and renumbered as Chapters 15.28, 15.30, and 15.26 respectively. Only administrative text in those chapters is repealed.

- Preservation of Local Amendments

All former local amendments to construction site requirements, adjoining property protection, notice, fencing, shoring, and pedestrian protection contained in former Sections 15.04.070 and 15.04.140 are preserved and relocated into Chapters 15.02, 15.04, and 15.06, consistent with Chapter 33 of the 2025 California Building and Residential Codes.

All technical local amendments previously adopted within former Title 15 are preserved and reassigned to the corresponding chapters of the reorganized Title 15 unless expressly repealed by the ordinance.

- Repeal of Uniform Housing and Dangerous Buildings Codes

All references in the Hermosa Beach Municipal Code to the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings are replaced with references to new Chapter 15.24 adopting the 2024 International Property Maintenance Code.

- Residential and Property Record Reports Program

The mandatory Residential Building Records program formerly located in Chapter 15.44 is repealed. Chapter 15.26 continues the program as an optional Property Record Reports program available upon request. The City no longer requires any report in connection with the sale or transfer of property.

- Fire Prevention Code Continuity

The City's Fire Prevention Code previously adopted in former Chapter 15.20 is retained without modification and renumbered as Chapter 15.20. No changes are made to the Fire Prevention Code by the 2025 reorganization. Adoption by reference of the Los Angeles County Fire Code remains in effect.

- Technical Code Alignment

The relocation of chapters into the 2025 Title 15 structure aligns local amendments with the chapter organization of the 2025 California Building

Standards Code and the 2024 International Property Maintenance Code for ease of use and compliance.

- Continuation of Grease Recovery Program

The full substantive content of former Sections 15.16.070, 15.16.080, and 15.16.090 regarding grease recovery systems is preserved and relocated in full to Chapter 15.12. All prior grease control requirements remain enforceable, with administration and enforcement governed by Chapter 15.02.

- Continuation of Sewer Lateral and Drainage Requirements

All substantive sewer lateral inspection requirements and drainage control provisions previously contained within Title 15 are preserved and relocated to Chapter 15.12, including inspection authority and the prohibition on directing drainage across adjoining property.

Chapter Listings (for Codifier Reference)

Chapter 15.02 Administration

Chapter 15.04 California Building Code Local Amendments

Chapter 15.06 California Residential Code Local Amendments

Chapter 15.08 California Electrical Code Local Amendments

Chapter 15.10 California Mechanical Code Local Amendments

Chapter 15.12 California Plumbing Code Local Amendments

Chapter 15.14 California Energy Code Local Amendments

Chapter 15.16 California Green Building Standards Code Local Amendments

Chapter 15.18 California Existing Building Code

Chapter 15.20 Fire Prevention Code

Chapter 15.22 California Referenced Standards Code

Chapter 15.24 International Property Maintenance Code with Local Amendments

Chapter 15.26 Property Record Reports (Voluntary Program)

Chapter 15.28 Seismic Strengthening of Buildings Having Unreinforced Masonry Bearing Walls

Chapter 15.30 Electric Vehicle Charging Systems and Streamlined Permitting

6. Title 17 Redlines

Title 17 Zoning is amended to update cross references as follows:

Title 17 – Zoning

Conforming Amendments Required by Urgency Ordinance 25-XXX

(Effective January 1, 2026)

Title 17 conforming amendments will replace all references to former Chapters 15.08, 15.24, and 15.56 with references to Chapter 15.24 and update administrative references to Chapter 15.02.

The following amendments are limited to cross reference corrections resulting from the reorganization of Title 15 and adoption of the 2024 International Property Maintenance Code. No zoning regulations, land use standards, or entitlement procedures are changed.

SECTION 17.xx.010

Replacement of References to Former Title 15 Administrative Provisions

All references in Title 17 to any administrative procedures, enforcement procedures, or permit processes formerly contained in prior Title 15 chapters are replaced with:

“Chapter 15.02 (Administration).”

SECTION 17.xx.020

Replacement of Housing, Dangerous Building, and Property Maintenance References

All references in Title 17 to the repealed housing and dangerous buildings codes (former Chapters 15.08, 15.24, 15.56 and Uniform Codes) are replaced with:

“Title 15.24 (International Property Maintenance Code).”

SECTION 17.xx.030

Appeals References Updated to Chapter 15.02

All Title 17 references to appeal procedures formerly contained within any repealed Title 15 chapter are replaced with:

“Appeals shall be administered pursuant to Chapter 15.02 (Administration).”

SECTION 17.xx.040

Enforcement References Updated to Chapter 15.02

Where Title 17 references enforcement authority, violation handling, abatement processes, or inspection authority under former Title 15 chapters, these references are replaced with:

“Enforcement shall be administered pursuant to Chapter 15.02 (Administration).”

SECTION 17.xx.050

Cross Reference Clarification

Where Title 17 requires compliance with “all applicable building codes,” the following shall apply:

“Applicable building codes” means the California Building Standards Code as adopted and amended in Title 15, including all parts and the International Property Maintenance Code.

SECTION 17.xx.060

No Substantive Zoning Changes

Nothing in these conforming amendments modifies permitted uses, development standards, parking requirements, density, FAR, coastal requirements, or discretionary procedures.