

Exhibit G

HERMOSA BEACH MUNICIPAL CODE CHAPTER 15.12 CALIFORNIA PLUMBING CODE

15.12.010 Adoption of the California Plumbing Code.

15.12.020 Local Amendments to the California Plumbing Code.

15.12.030 Violations.

15.12.010 Adoption of the California Plumbing Code.

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 Local Amendments to the California Plumbing Code.

Section 701.2(2)(a) ABS and PVC installations.

Section 701.2(2)(a) of the 2025 California Plumbing Code is hereby amended to read as follows:

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.

Section 720 Sewer and Water Pipes

Section 720 of the 2025 California Plumbing Code is amended to add as follows:

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.

1014. Grease Interceptors

Section 1014 of the 2025 California Plumbing Code is hereby amended to add Section 1014.1.1.1, Section 1014.1.1.2, and Section 1014.1.4 as follows:

Section 1014.1.1.1 Grease recovery – definitions.

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.

Section 1014.1.1.2 Grease recovery – retrofit installation requirement.

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.

Section 1014.1.4 Grease recovery – maintenance and monitoring.

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.

Section 106.1.2 Sewer lateral inspection.

Section 106 of the 2025 California Plumbing Code is hereby amended to add Section 106.1.2 as follows:

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.

Section 1101.12.2 Drainage across adjoining property.

Section 1101.12 of the 2025 California Plumbing Code is hereby amended to add Section 1101.12.2 as follows:

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.

15.12.030 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.