

Exhibit C

HERMOSA BEACH MUNICIPAL CODE CHAPTER 15.04 CALIFORNIA BUILDING CODE

15.04.010 Adoption of the California Building Code.

15.04.020 Local amendments to the California Building Code.

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 the Ordinance adopting this chapter.

The sections below amend the corresponding California Building Code provisions.

1504.10 Roof deck surfaces.

Section 1504.10 of the 2025 California Building Code is hereby amended to read as follows:

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.

1505.1.2 Class A roof coverings required.

Section 1505.1.2 of the 2025 California Building Code is hereby amended to read as follows:

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.

903.2.13 Automatic sprinkler systems — Expansion of existing buildings.

Section 903.2 of the 2025 California Building Code is hereby amended by adding a new Section 903.2.13 to read as follows:

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.

3306.10 Fencing and pedestrian protection.

Section 3306 of the 2025 California Building Code is hereby amended by adding a new Section 3306.10 to read as follows:

- 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.

3307.1 Protection of adjoining property.

Section 3307 of the 2025 California Building Code is hereby amended to read as follows:

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.

3307.2 Stop work authority.

Section 3307.2 of the 2025 California Building Code is hereby amended to read as follows:

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.

3307.3 Damage to adjoining property.

Section 3307.3 of the 2025 California Building Code is hereby amended to read as follows:

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.

3307.5 Notice to neighbors.

Section 3307.5 of the 2025 California Building Code is hereby amended to read as follows:

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.

3307.6 Geotechnical certification.

Section 3307.6 of the 2025 California Building Code is hereby amended to read as follows:

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.

Appendix G Section G104.11 Assumption of risk for below grade construction.

G of the California Building Code is amended by adding Section G104.11 to read as follows:

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.