

Exhibit D

HERMOSA BEACH MUNICIPAL CODE CHAPTER 15.06 CALIFORNIA RESIDENTIAL CODE

15.06.010 Adoption of the California Residential Code.

15.06.020 Local Amendments to the California Residential Code.

15.06.010 Adoption of the California Residential Code.

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.

15.06.020 Local Amendments to the California Residential Code.

The provisions of the California Residential 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 Residential Code provisions.

R105.1.1 Grading or excavation within a property.

Section R105.1.1 of the 2025 California Residential Code is hereby amended to read as follows:

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.

R302.1 Exterior walls.

Section R302.1 of the 2025 California Residential Code is hereby amended to read as follows:

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.

R1504.10 Roof deck surfaces.

Section R1504.10 of the 2025 California Residential Code is hereby amended to read as follows:

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.

R1505.1.2 Class A roof coverings required.

Section R1505.1.2 of the 2025 California Residential Code is hereby amended to read as follows:

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.

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

Section R903.2.13 of the 2025 California Residential Code is hereby amended to read as follows:

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.

R3306.10 Fencing and pedestrian protection.

Section R3306.10 of the 2025 California Residential Code is hereby amended to read as follows:

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.

R3307.1 Protection of adjoining property. General.

Section R3307.1 of the 2025 California Residential Code is hereby amended to read as follows:

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.

R3307.2 Authority to stop work.

Section R3307.2 of the 2025 California Residential Code is hereby amended to read as follows:

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

R3307.3 Damage to adjoining property.

Section R3307.3 of the 2025 California Residential 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.

R3307.5 Notice to neighbors.

Section R3307.5 of the 2025 California Residential Code is hereby amended to read as follows:

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.

R3307.6 Geotechnical certification.

Section R3307.6 of the 2025 California Residential Code is hereby amended to read as follows:

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.

RG104.11 Acknowledgment of risk for below grade construction.

Section RG104.11 of the 2025 California Residential Code is hereby amended to read as follows:

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.