

## Exhibit F

### HERMOSA BEACH MUNICIPAL CODE CHAPTER 15.10 CALIFORNIA MECHANICAL CODE

**15.10.010 Adoption of the California Mechanical Code.**

**15.10.020 Local Amendments to the California Mechanical Code.**

**15.10.030 Clearances and accessibility.**

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**15.10.010 Adoption of the California Mechanical Code.**

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 Local Amendments to the California Mechanical Code.**

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

**Section 303.3 Location of outdoor mechanical equipment.**

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.