

## Exhibit I

### HERMOSA BEACH MUNICIPAL CODE CHAPTER 15.16 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN)

**15.16.010 Adoption of the California Green Building Standards.**

**15.16.020 Definitions.**

**15.16.030 Requirement to recover CD and D materials.**

**15.16.040 Requirement to obtain permit.**

**15.16.050 Deconstruction of historic and older buildings.**

**15.16.060 Transportation requirements.**

**15.16.070 Certified mixed CD and D facility requirements.**

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

**15.16.090 Documentation requirements.**

**15.16.100 Report of Construction and Demolition Materials Management.**

**15.16.110 Appeals.**

**15.16.120 Enforcement.**

**15.16.130 Remedies not exclusive.**

**15.16.010 Adoption of the California Green Building Standards.**

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 Requirement to obtain permit.**

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.