

Exhibit J

HERMOSA BEACH MUNICIPAL CODE CHAPTER 15.18 CALIFORNIA EXISTING BUILDING CODE

15.18.010 Adoption of the California Existing Building Code.

15.18.020 Continuation of prior local provisions.

15.18.030 Applicability.

15.18.040 Alternative methods and materials.

15.18.050 Unsafe or dangerous existing buildings.

15.18.060 Historic buildings.

15.18.070 Seismic evaluation and retrofit.

15.18.080 Changes of occupancy.

15.18.090 Violations.

15.18.010 Adoption of the California Existing Building Code.

The 2025 California Existing Building Code (Title 24, Part 10), including all appendices and referenced standards, is adopted by reference as the existing building code of the City. Administration, enforcement, permit processing, violations, stop work orders, and appeals shall be conducted under Chapter 15.02.

A copy of the code shall be kept on file with the City Clerk for public inspection. References in the California Existing Building Code to "jurisdiction" mean the City of Hermosa Beach.

References to "building official" mean the Building Official of the City or their designee.

15.18.020 Continuation of prior local provisions.

The substantive provisions formerly codified in Chapter 15.28 (Existing Buildings, 2022 HBMC) are continued without change to the extent they are not addressed by or inconsistent with the 2025 California Existing Building Code.

Any previous local requirements dealing solely with administration, appeals, enforcement, or permit processing are repealed and superseded by Chapter 15.02.

15.18.030 Applicability.

This chapter applies to:

1. Repairs, alterations, additions, relocations, changes of occupancy, and renovations of existing buildings.
2. Buildings undergoing voluntary seismic upgrades.
3. Projects requiring compliance with the California Existing Building Code under state law or local regulations.

Where the California Existing Building Code conflicts with other technical codes adopted in Title 15, the most restrictive provision applicable to life safety shall apply.

15.18.040 Alternative methods and materials.

The Building Official may approve alternative materials, designs, or construction methods under the California Existing Building Code, provided the alternative meets the intent of the code and provides equivalent or better performance. Determinations issued under this section may be appealed under Chapter 15.02.

15.18.050 Unsafe or dangerous existing buildings.

Structures determined to be unsafe, unsanitary, structurally compromised, or otherwise hazardous shall be addressed under:

1. the International Property Maintenance Code (Chapter 15.24),
2. applicable provisions of the California Existing Building Code, and
3. the enforcement authorities in Chapter 15.02.

15.18.060 Historic buildings.

Projects involving qualified historic buildings shall comply with the California Existing Building Code provisions for historic structures unless a higher level of safety is required by the Building Official due to unique site, seismic, or public safety risks.

Nothing in this section supersedes the City's historic preservation requirements, if applicable.

15.18.070 Seismic evaluation and retrofit.

A. Seismic evaluation may be required when alterations exceed thresholds in the California Existing Building Code.

B. Seismic retrofit shall comply with applicable California Existing Building Code chapters or ASCE standards adopted by reference.

C. Unreinforced masonry buildings regulated under Chapter 15.28 (Seismic Strengthening) remain subject to that chapter's requirements.

15.18.080 Changes of occupancy.

When a change of occupancy occurs, the building shall be brought into compliance with the California Existing Building Code requirements for the new occupancy, including:

1. fire and life safety provisions,
2. structural provisions,
3. accessibility,
4. energy and mechanical system upgrades where required.

The Building Official may require additional improvements where necessary to address local life safety conditions.

15.18.090 Violations.

Violations of this chapter or the California Existing Building Code are enforceable under Chapter 15.02, including administrative citations, orders to correct, permit suspension, stop work orders, and recovery of enforcement costs. Violations may also be prosecuted as misdemeanors pursuant to Section 1.04.020 of the Hermosa Beach Municipal Code.