

## **Exhibit O**

### **HERMOSA BEACH MUNICIPAL CODE CHAPTER 15.28 SEISMIC STRENGTHENING OF BUILDINGS HAVING UNREINFORCED MASONRY BEARING WALLS**

#### **15.28.010 Purpose and intent.**

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#### **15.28.010 Purpose and intent.**

The purpose of this chapter is to promote public safety and welfare by reducing the risk of death, injury, and property damage that may result from earthquakes affecting existing buildings containing unreinforced masonry bearing walls. These standards provide minimum seismic resistance requirements intended to reduce, but not necessarily prevent, loss of life, injury, or structural damage.

#### **15.28.020 Scope and applicability.**

- A. This chapter applies to all existing buildings having at least one unreinforced masonry bearing wall.
- B. Buildings constructed of hollow concrete block or hollow clay tile not exceeding two stories may be strengthened under this chapter provided that bonding, bearing capacity, and shear capacity are verified to the satisfaction of the Building Official.
- C. When a reroofing permit is applied for on any building regulated by this chapter, the requirements for parapet bracing and tension wall anchors between all exterior walls and the roof shall be applied.
- D. Exceptions:
  - 1. Detached one or two family dwellings and detached apartment houses with fewer than five dwelling units that are used solely for residential purposes.
  - 2. Essential or hazardous facilities as defined in Table 16-K of the California Building Code. Such structures shall comply with the CBC.

#### **15.28.030 Definitions.**

For purposes of this chapter, the definitions in the California Building Code apply. The following additional definitions apply:

- A. High-risk building means a non-essential, non-hazardous building with an occupant load of 300 persons or more.
- B. Medium-risk building means a building with an occupant load of 25 to 299 persons, including buildings exceeding 300 occupants that are occupied fewer than 20 hours per week.
- C. Low-risk building means a building with an occupant load of fewer than 25 persons.
- D. Portions acting independently: Portions of buildings shown by analysis to resist seismic forces independently may be classified separately.

#### **15.28.040 Rating classifications.**

Each building subject to this chapter shall be assigned a rating classification based on the occupant load determined under the California Building Code. Classifications shall follow Table 15.28-A.

Table 15.28-A – Rating Classification

Classification	Occupant Load
I – Essential or Hazardous Facility	N/A
II – High Risk	> 300
III-A – Medium Risk	100–300
III-B – Medium Risk	50–99
III-C – Medium Risk	25–49
IV – Low Risk	< 25

#### **15.28.050 Compliance requirements.**

- A. Upon service of an order to comply, the owner shall cause a structural analysis to be performed by a licensed engineer or architect.
- B. If the structure does not meet the minimum seismic requirements of this chapter, the owner shall strengthen or demolish the building.
- C. Compliance shall be achieved by submitting the following to the Building Official:
  - 1. Structural analysis demonstrating compliance, within 270 days of the order;or

- 2. Structural analysis and strengthening plans, within 270 days of the order; or
  - 3. Plans for installation of wall anchors, within 180 days of the order; or
  - 4. Plans for demolition, within 270 days of the order.
- D. Once plans are approved, the owner shall obtain a permit, commence work, and complete construction or demolition within the time limits set forth in Table 15.28-B.
- E. If the owner first elects to install wall anchors under subdivision (C)(3), the time limits for strengthening or demolition restart from the date anchor installation plans are submitted.

Table 15.28-B – Seismic Strengthening Schedule

Risk Classification	Parapet Bracing & Full Wall Anchors	Full Strengthening After Anchors	Full Strengthening Without Prior Anchors
II	July 1, 1995	Jan 1, 1998	Jan 1, 1996
III-A	Jan 1, 1996	Jan 1, 1999	Jan 1, 1997
III-B	Jan 1, 1996	Jan 1, 2000	Jan 1, 1998
III-C	Jan 1, 1996	Jan 1, 2001	Jan 1, 1999
IV	Jan 1, 1996	Jan 1, 2002	Jan 1, 2000

Note: These dates represent the original compliance schedule from the prior Hermosa Beach ordinance and are retained to preserve legislative history and enforceability for buildings that may still be outstanding.

**15.28.060 Enforcement and administrative provisions.**

- A. Orders to comply.

The Building Official shall issue orders based on the priorities established in Table 15.28-A.

- B. Bulletin (optional pre-order notice).

The Building Official may issue an informational bulletin prior to the formal order.

- C. Contents of order.

Orders shall identify the building, rating classification, applicable requirements, and timelines.

D. Appeals.

Appeals of initial determinations that a building falls under this chapter shall be filed within sixty days and shall be heard by the Building Board of Appeals under Chapter 15.02.

E. Recordation.

Upon service of an order, the Building Official shall record a notice that the building is potentially earthquake hazardous. When compliance is achieved, the Building Official shall record a release of notice.

F. Failure to comply.

If the owner fails to comply with required deadlines after proper service, the Building Official may:

1. Order the building vacated;
2. Maintain the building vacated until compliance is achieved;
3. Order demolition under applicable law.

G. Coordination with Chapter 15.02.

Administrative processes, timelines, stop-work authority, enforcement tools, citations, recovery of costs, and hearings are governed by Chapter 15.02.