

**ORDINANCE NO. 2022-06**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AMENDING CHAPTER 15.08 OF TITLE 15 OF THE LOS ALAMITOS MUNICIPAL CODE AND ADOPTING THE 2022 EDITION OF THE CALIFORNIA FIRE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9), INCLUDING APPENDICES B, BB, C, AND CC, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS**

**WHEREAS**, pursuant to California Government Code Section 50022.1 *et seq.*, the City of Los Alamitos ("City") may adopt by reference the California Fire Code, 2022 Edition, as provided in Title 24 of the California Code of Regulations; and

**WHEREAS**, the California Building Standards Commission recently adopted new amendments to the California Fire Code, which will become effective statewide on January 1, 2023; and

**WHEREAS**, California Health & Safety Code Sections 17958 *et seq.*, and 18941.5 authorize cities to modify the California Fire Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological, or topographical conditions; and

**WHEREAS**, based upon the recommendations of the Fire Official and the Building Official, the City Council finds that the proposed amendments to the 2022 California Fire Code set forth in this Ordinance, which are more restrictive than the standards adopted by the California Building Standards Commission, would decrease the potential incidence of property damage, injury and death due to fires, and are reasonable and necessary to mitigate local climatic, geological or topographical conditions; and

**WHEREAS**, on October 17, 2022, the City Council introduced this Ordinance for first reading at a regular meeting of the City Council, and set a public hearing and second reading of the Ordinance for November 14, 2022; and

**WHEREAS**, the City Council held a public hearing on November 14, 2022, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the 2022 California Fire Code as amended herein; and

**WHEREAS**, pursuant to Government Code Section 6066, the City published notice of the aforementioned public hearing; and

**WHEREAS**, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

**THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES  
ORDAIN AS FOLLOWS:**

**SECTION 1. Findings.**

A. Health and Safety Code Section 17958 et seq., authorizes the City to adopt ordinances and regulations imposing the same requirements as are contained in the California Building Standards Code (California Code of Regulations, Title 24), inclusive of the California Fire Code (Part 9), adopted by the State pursuant to Health and Safety Code Section 17922. Health and Safety Code Sections 17958.5 and 18941.5 permit the City to make changes or modifications to the California Building Standards as are reasonably necessary because such changes or modifications are needed due to climatic, geographic, or topographic conditions.

B. The Fire Official and City Building Official recommend that certain changes and modifications to the 2022 California Fire Code are reasonably necessary due to local conditions within the City, certain changes and modifications are of an administrative or procedural nature or concern themselves with subjects not covered by the California Building Standards Code, and certain changes and modifications are reasonably necessary to safeguard life and property within the City of Los Alamitos.

C. Findings of local conditions are set forth in Exhibit "A" of this Ordinance and incorporated herein by reference. Such findings demonstrate the need for amendments to the 2022 California Building Standards are reasonably necessary because of local climatic, geological, or topographical conditions.

**SECTION 2.** Chapter 15.08 of the Los Alamitos Municipal Code is hereby amended and restated in its entirety to read as follows:

**Chapter 15.08 FIRE CODE**

**15.08.010 Fire Code adopted.**

**15.08.020 Enforcement and inspections.**

**15.08.030 Amendments to the 2022 California Fire Code.**

**15.08.010 Fire Code Adopted.**

- A. The City hereby adopts the California Fire Code, 2022 Edition, including Appendices B, BB, C, and CC based on the 2021 International Fire Code as published by the International Code Council
- B. The provisions of the California Fire Code, as amended by this chapter shall constitute the Fire Code of the City of Los Alamitos.

- C. One (1) copy of all the California Fire Code and the City's amendments thereto shall be kept on file in the office of the Fire Code Official pursuant to Health and Safety Code Section 18942 (d) (1) and made available for public inspection.
- D. **References in Documents and Continuing Legal Effect.** References to prior editions of the Fire Code or the Municipal Code sections amended herein that are cited on notices issued by the City or the agency enforcing the City's fire regulations or other documents of ongoing or continuing legal effect, including specifically resolutions adopting or imposing fees or charges, until converted, are deemed to be references to the new counterpart 2022 Fire Code or amended Municipal Code sections for the purposes of notice and enforcement. The provisions adopted hereby shall not in any manner affect deposits, established fees or other matters of record which refer to, or are otherwise connected with, ordinances which are specifically designated by number, code section or otherwise, but such references shall be deemed to apply to the corresponding provisions set forth in the 2022 California Fire Code adopted hereby. Any fee authorized by the above-referenced fire code which was in effect at the time of the adoption of this chapter need not be re-adopted by resolution, and shall continue in effect, and remain unadjusted in amount unless and until a resolution is adopted repealing the fee or establishing a different fee.

#### **15.08.020 Enforcement and Inspections.**

The 2022 California Fire Code shall be enforced by the Orange County Fire Authority, which shall be operated under the Director of Fire Services of the Orange County Fire Authority. The Director of Fire Services of the Fire Authority may detail such members of the Fire Authority as inspectors as shall be necessary from time to time.

#### **15.08.030 Amendments to the 2022 California Fire Code.**

**Chapter 1 Scope and Administration** is adopted in its entirety, with the following amendments:

**Section 112.4 Violation penalties** is amended to read as follows:

**112.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall fail to comply with any issued orders or notices or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to penalties assessed as prescribed in the OCFA Prevention Field Services adopted fee schedule. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Section 112.4.2 Infraction and misdemeanor** is hereby added as follows:

**112.4.2 Infraction and misdemeanor.** Persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative are guilty of a misdemeanor.

**Chapter 2 Definitions** is adopted in its entirety with the following amendments:

**Section 202 General Definitions** is amended by adding "OCFA," and "Spark Arrester" as follows:

**OCFA:** Orange County Fire Authority, fire authority having jurisdiction.

**SPARK ARRESTER.** A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

**Chapter 3 General Requirements** is adopted in its entirety, with the exception of Sections 308.1.4, 311.5 through 311.5.5, 318, and 319, and with the following amendments:

**Section 304.1.2 Vegetation** is amended to read as follows:

**304.1.2 Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49. Type, amount, arrangement, and maintenance of vegetation in a fuel modification area, interior slope, or similarly hazardous area shall be in accordance with OCFA Guideline C-05 "Vegetation Management Guideline—Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program."

**Section 305.6 Hazardous conditions** is added to read as follows:

**305.6 Hazardous conditions.** Outdoor fires burning wood or other solid fuel are not allowed when any of the following conditions applies:

1. when predicted sustained winds exceed 8 MPH and relative humidity is less than 25%, or a red flag condition has been declared
2. when an official sign was caused to be posted by the fire code official, or a public announcement is made



No outdoor fires using any fuel type are permitted when predicted sustained winds exceed 20 MPH or when such fires present a hazard as determined by the fire code official.

**Section 305.7 Disposal of rubbish** is added to read as follows:

**305.7 Disposal of rubbish.** Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

**Section 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies** is added to read as follows:

**307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies.** Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R occupancies shall comply with this section.

**Exception:** Barbeques, grills, and other portable devices intended solely for cooking.

**307.6.1 Gas-fueled devices.** Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction and vegetation shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester as defined in Section 202.

**307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas.** Permanent outdoor fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code with clearance from combustible construction and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks.

The burning of wood or other solid fuel in a device is not allowed within 25 feet of combustible structures unless within an approved permanent fireplace. Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in

devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

**Exceptions:**

1. Portable fireplaces and fire rings/pits equipped with a device to arrest sparks shall be located at least 3' from combustible construction at R-3 occupancies,
2. Portable fireplaces, and fire pits/rings equipped with a device to arrest sparks, shall be located at least 15 feet from combustible structures at other R occupancies.

**307.6.2.1 Where prohibited.** The burning of wood and other solid fuels shall not be conducted within a fuel modification zone, Wildfire Risk Area (WRA), Wildland-Urban Interface Area (WUI), or in locations where conditions could cause the spread of fire to the WRA or WUI.

**Exceptions:**

1. Permanent fireplaces that are not located in a fuel modification zone
2. Where determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

**Section 324 Fuel Modification Requirements for New Construction** is hereby added as follows:

**324 Fuel Modification Requirements for New Construction.** All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

**Section 325 Clearance of brush or vegetation growth from roadways** is added to read as follows:

**325 Clearance of brush or vegetation growth from roadways.** The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.

**Exception:** Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

**Section 326 Unusual Circumstances** is added to read as follows:

**326 Unusual circumstances.** The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:

1. Difficult terrain.
2. Danger of erosion.
3. Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
4. Stands or groves of trees or heritage trees.
5. Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

**Section 327 Use of Equipment** is added to read as follows:

**327 Use of equipment.** Except as otherwise provided in this section, no person shall use, operate, or cause to be operated in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrester as defined in Section 202 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

**Exceptions:**

1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.
2. Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition

**327.1 Equipment and devices generating heat, sparks or open flames.** During any time of the year within Wildfire Risk Areas, within or immediately adjacent to any forest- or brush-covered land or non-irrigated grass-covered land, no person shall use or operate any welding equipment, cutting torches, tar pots, grinding devices, or other tools or equipment that may produce a spark, fire, or flame that could result in a wildfire without doing the following:

1. First clearing away all flammable material, including snags, from the area around such operation for a distance of 30 feet or other approved method to reduce fire spread into the wildlands. If 30 foot clearing cannot be achieved, then an alternate method shall be approved by the AHJ prior to work starting.
2. Maintain one serviceable round point shovel with an overall length of not less than forty-six (46) inches and one backpack pump water-type fire extinguisher fully equipped and ready for use at the immediate area during the operation.
3. Stop work when winds are 8 MPH or greater during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.
4. Keep a cell phone nearby and call 911 immediate in case of fire.

**327.2 Spark arresters.** Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 324 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

**Chapter 4: Emergency Planning and Preparedness.** Only the sections, subsections, and amendment are adopted as listed below:

**Section 407.5** is amended to read as follows:

**407.5 Hazardous Materials Inventory Statement.** Where required by the fire code official, each application for a permit shall OCFA's Chemical Classification Packet in accordance with Section 5001.5.2.

**Chapter 5 Fire Service Features** is adopted in its entirety with the following amendments:

**Section 501.1 Scope** is amended to read as follows:

**501.1 Scope.** Fire service features for buildings, structures and premises shall comply with this chapter and, where required by the fire code official, with OCFA Guideline B-01, "Fire Master Plan for Commercial & Residential Development."

**Section 510.1 Emergency responder radio coverage in new buildings** is amended to read as follows:

**510.1 Emergency responder radio coverage in new buildings.** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety

communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency Responder Radio Coverage System shall comply with the Orange County Sheriff's Department, Communications and Technology Division guidelines and specifications and, where the functionality or performance requirements in the California Fire Code are more stringent, this code.

**Exceptions:**

1. In buildings or structures where it is determined by the fire code official that the radio coverage system is not needed, including but not limited to the following:
  - a. Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.
  - b. Elevators.
  - c. Structures that meet all of the following:
    - i. Three stories or less, and
    - ii. Do not have subterranean storage or parking, and
    - iii. Do not exceed 50,000 square feet on any single story.
  - d. Structures that meet all of the following:
    - i. Residential structures four stories or less, and
    - ii. Constructed of wood, and
    - iii. Do not have subterranean storage or parking, and
    - iv. Are not built integral to an above ground multi-story parking structure.

Should a structure that is three stories or less and 50,000 square feet or smaller on any single story include subterranean storage or parking, then this chapter shall apply only to the subterranean areas.
2. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of the facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.

**Chapter 6**  
**Building Services and Systems**

**Chapter 6 Building Services and Systems** is adopted in its entirety as amended by SFM.

**Chapter 7**  
**Fire and Smoke Protection Features**

**Chapter 7 Fire and Smoke Protection Features** is adopted in its entirety as amended by SFM.

**Chapter 8**  
**Interior Finish, Decorative Materials and Furnishings**

**Chapter 8 Interior Finish, Decorative Materials and Furnishings** is adopted in its entirety as amended by SFM.

**Chapter 9**  
**Fire Protection and Life Safety Systems**

**Fire Protection and Life Safety Systems** is adopted in its entirety with the following amendments:

**Section 903.2 Where required** is amended to read as follows:

**903.2 Where required.** Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. **New Buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.20 an automatic sprinkler system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet (465 m<sup>2</sup>) as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.

**Exception:** Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code that are smaller than the area specified in section 903.2.10 (3) or 903.2.10.1 of the California Fire Code.

2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
  - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5,000 square feet; or
  - b. When an addition exceeds 2,000 square feet and the resulting building area exceeds 5,000 square feet.
  - c. An additional story is added above the second floor regardless of fire areas or allowable area.

**Exception:** Additions to Group R-3 occupancies shall comply with Section 903.2.8 (2).

**Section 903.2.8 Group R is amended to read as follows:**

**Section 903.2.8 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing R-3 Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
  - a. When an addition is 33% or more of the existing building area and the resulting building area exceeds 5,000 square feet (465 m<sup>2</sup>) as defined in Section 202; or,
  - b. An addition when the existing building is already provided with automatic sprinklers; or,
  - c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

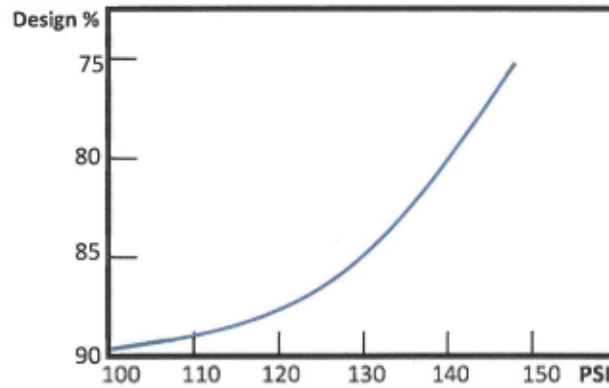
**Section 903.3.5.3 Hydraulically calculated systems** is added to read as follows:

**903.3.5.3 Hydraulically calculated systems.** The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

**Exception:** When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.



**TABLE 903.3.5.3  
Hydraulically Calculated Systems**



**Chapter 10  
Means of Egress**

**Chapter 10 Means of Egress** is adopted in its entirety as amended by SFM

**Chapter 11  
Construction Requirements for Existing Buildings**

**Chapter 11 Construction Requirements for Existing Buildings.** Adopt only those sections and subsections adopted by the SFM

**Chapter 12  
Energy Systems**

**Energy Systems** is adopted in its entirety as amended by SFM

**Chapter 20  
Aviation Facilities**

**Chapter 20 Aviation Facilities** is adopted in its entirety.

**Chapter 21  
Dry Cleaning**

**Chapter 21 Dry Cleaning** is adopted in its entirety as amended by SFM.

**Chapter 22  
Combustible Dust-Producing Operations**

**Chapter 22 Combustible Dust-Producing Operations** is adopted in its entirety as amended by SFM.

**Chapter 23  
Motor Fuel-Dispensing Facilities and Repair Garages**

**Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages** is adopted in its entirety as amended by SFM.

**Chapter 24**  
**Flammable Finishes**

**Chapter 24 Flammable Finishes** is adopted in its entirety as amended by SFM.

**Chapter 25**  
**Fruit and Crop Ripening**

**Chapter 25 Fruit and Crop Ripening** is not adopted.

**Chapter 26**  
**Fumigation and Insecticidal Fogging**

**Chapter 26 Fumigation and Insecticidal Fogging** is not adopted.

**Chapter 27**  
**Semiconductor Fabrication Facilities**

**Chapter 27 Semiconductor Fabrication Facilities** is adopted in its entirety.

**Chapter 28**  
**Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities**

**Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities** is adopted in its entirety with the following amendments:

**Section 2801.2 Permit** is amended to read as follows:

**2801.2 Permit.** Permits shall be required as set forth in Section 105.6 and 105.6.29.

**2808.2 Storage site.** Storage sites shall be level and on solid ground, elevated soil lifts or other all-weather surface. Sites shall be thoroughly cleaned, and approval obtained from the fire code official before transferring wood-products to the site.

**Section 2808.3 Size of piles** is amended to read as follows:

**2808.3 Size of piles.** Piles shall not exceed 15 feet in height, 50 feet in width and 100 feet in length.

**Exception:** The fire code official is authorized to allow the pile size to be increased where a fire protection plan is provided for approval that includes, but is not limited to, the following:

1. Storage yard areas and materials-handling equipment selection, design and arrangement shall be based upon sound fire prevention and protection principles.

2. Factor that lead to spontaneous heating shall be identified in the plan, and control of the various factors shall be identified and implemented, including provisions for monitoring the internal condition of the pile.
3. The plan shall include means for early fire detection and reporting to the public fire department; and facilities needed by the fire department for fire extinguishment including a water supply and fire hydrants.
4. Fire apparatus access roads around the piles and access roads to the top of the piles shall be established, identified and maintained.
5. Regular yard inspections by trained personnel shall be included as part of an effective fire prevention maintenance program.

Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code. The increase of the pile size shall be based upon the capabilities of the installed fire protection system and features.

**Section 2808.4 Pile separation** is amended to read as follows:

**2808.4. Pile separation.** Piles shall be separated from adjacent piles by a minimum distance of 20 feet. Additionally, piles shall have a minimum separation of 100 feet from combustible vegetation.

**Section 2808.7 Pile fire protection** is amended to read as follows:

**2808.7 Pile fire protection.** Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

**Section 2808.9 Material-handling equipment** is amended to read as follows:

**2808.9 Material-handling equipment.** All material-handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

**Section 2808.11 Temperature control** is added to read as follows:

**2808.11 Temperature control.** The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

**Section 2808.11.1 Pile temperature control** is added to read as follows:

**2808.11.1 Pile temperature control.** Piles shall be rotated when internal temperature readings are in excess of 165 degrees Fahrenheit.

**Section 2808.11.2 New material temperature control** is added to read as follows:

**2808.11.2 New material temperature control.** New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall comply with the requirements of this chapter and be monitored to verify that the temperature remains stable.

**Section 2808.12 Water availability** is added to read as follows:

**2808.12 Water availability.** Facilities with over 2500 cubic feet shall provide a water supply. The minimum fire flow shall be no less than 500 GPM @ 20 psi for a minimum of 1 hour duration for pile heights up to 6 feet and 2 hour duration for pile heights over 6 feet. If there is no water purveyor, an alternate water supply with storage tank(s) shall be provided for fire suppression. The water supply tank(s) shall provide a minimum capacity of 2500 gallons per pile (maximum 30,000 gallons) for piles not exceeding 6 feet in height and 5000 gallons per pile (maximum 60,000) for piles exceeding 6 feet in height. Water tank(s) shall not be used for any other purpose unless the required fire flow is left in reserve within the tank at all times. An approved method shall be provided to maintain the required amount of water within the tank(s).

**Section 2808.13 Tipping area** is added to read as follows:

**2808.13 Tipping areas** shall comply with the following:

1. Tipping areas shall not exceed a maximum area of 50 feet by 50 feet.
2. Material within a tipping area shall not exceed 5 feet in height at any time.
3. Tipping areas shall be separated from all piles by a 20-foot-wide fire access lane.
4. A fire hydrant or approved fire water supply outlet shall be located within 150 feet of all points along the perimeter of the tipping area.
5. All material within a tipping area shall be processed within 5 days of receipt.

**Section 2808.14 Emergency Contact** is added to read as follows:

**2808.14 Emergency Contact.** The contact information of a responsible person or persons shall be provided to the Fire Department and shall be posted at the entrance to the facility for responding units. The responsible party should be available to respond to the business in emergency situation.

**Section 2808.15 Maximum Grid of Piles and Rows** is hereby added as follows:

***2808.15 Maximum Grid of Piles and Rows***, Rows of Piles shall not exceed 500 feet by 500 feet. Grids shall be separated by a minimum 50-foot clear space used for no other purpose.

**2808.16 Push-out / Clear area** is hereby added as follows:

***2808.16 Push-out / Clear area*** Piles exceeding 20 cubic yards shall be provided with push-out areas. Push-out areas shall be maintained clear at all times to allow for the largest pile to be spread out to a depth of 2 feet in height. Push-out areas shall be located within 250 feet of all edges of any pile and shall be located a minimum of 20 feet from any building.

**Chapter 29**

***Manufacture of Organic Coatings***

**Chapter 29 Manufacture of Organic Coatings** is adopted in its entirety.

**Chapter 30**

***Industrial Ovens***

**Chapter 30 Industrial Ovens** is adopted in its entirety.

**Chapter 31**

***Tents, Temporary Special Event Structures and Other Membrane Structures***

**Chapter 31 Temporary Special Event Structures and Other Membrane Structures** is adopted in its entirety as amended by SFM.

**Chapter 32**

***High-Piled Combustible Storage***

**Chapter 32 High-Piled Combustible Storage** is adopted in its entirety as amended by SFM.

**Chapter 33**

***Fire Safety During Construction and Demolition***

**Chapter 33 Fire Safety During Construction and Demolition** is adopted in its entirety.

**Chapter 34**

***Tire Rebuilding and Tire Storage***

**Chapter 34 Tire Rebuilding and Tire Storage** is adopted in its entirety as amended by SFM.

**Chapter 35**

***Welding and Other Hot Work***

**Chapter 35 Welding and Other Hot Work** is adopted in its entirety.

***Chapter 36  
Marinas***

**Chapter 36 Marinas** is adopted in its entirety.

***Chapter 37  
Combustible Fibers***

**Chapter 37 Combustible Fibers** is adopted in its entirety.

***Chapter 39  
Processing and Extraction Facilities***

**Chapter 39 Processing and Extraction Facilities** is adopted in its entirety.

***Chapter 40  
Storage of Distilled Spirits and Wines***

**Chapter 40 Storage of Distilled Spirits and Wines** is adopted in its entirety.

***Chapter 48  
Motion Picture and Television Production Studio Sound Stages, Approved  
Production Facilities and Production Locations***

**Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations** is adopted in its entirety.

***Chapter 49  
Requirements for Wildland-Urban Interface Fire Areas***

**Chapter 49 Requirements for Wildland-Urban Interface Fire Areas** is adopted in its entirety with the following amendments:

**Section 4903.3 Requirements** is added as follows:

**4903.3 Fuel Modification Plans.** Fuel modification plans shall be reviewed and approved by OCFA for all new buildings to be built or installed in a wildfire risk area. Plans shall meet the criteria set forth in OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

***Chapter 50  
Hazardous Materials – General Provisions***

**Chapter 50 Hazardous Materials – General Provisions** is adopted in its entirety with the following amendments.

**Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS),** is amended to read as follows:



**5001.5.2 Hazardous Materials Inventory Statement (HMIS).** Where required by the fire code official, an application for a permit shall include Orange County Fire Authority's Chemical Classification Guideline, which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises.

**Section 5003.1.1.1 Extremely Hazardous Substances** is added to read as follows:

**5003.1.1.1 Extremely Hazardous Substances.** No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.

***Chapter 51  
Aerosols***

**Chapter 51 Aerosols** is adopted in its entirety.

***Chapter 53  
Compressed Gases***

**Chapter 53 Compressed Gases** is adopted in its entirety.

***Chapter 54  
Corrosive Materials***

**Chapter 54 Corrosive materials** is adopted in its entirety as amended by SFM.

***Chapter 55  
Cryogenic Fluids***

**Chapter 55 Cryogenic Fluids** is adopted in its entirety.

***Chapter 56  
Explosives and Fireworks***

**Chapter 56 Explosives and Fireworks** is adopted in its entirety with the following amendments:

**Section 5608.2 Firing** is hereby added to read as follows:

**5608.2 Firing.** All fireworks displays, regardless of mortar, device, or shell size, shall be electrically fired.

**Section 5608.3 Application for Permit** is added to read as follows:

**Section 5608.3 Application for Permit.** A diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged, the fallout area based on 100 feet per inch of shell size, the location



of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions shall be provided to OCFA.

**Chapter 57**

***Flammable and Combustible Liquids***

**Chapter 57 Flammable and Combustible Liquids** is adopted in its entirety as amended by SFM.

**Chapter 58**

***Flammable Gases and Flammable Cryogenic Fluids***

**Chapter 58 Flammable Gases and Flammable Cryogenic Fluids** is adopted in its entirety as amended by SFM.

**Chapter 59**

***Flammable Solids***

**Chapter 59 Flammable Solids** is adopted in its entirety.

**Chapter 60**

***Highly Toxic and Toxic Materials***

**Chapter 60 Highly Toxic and Toxic Materials** is adopted in its entirety.

**Chapter 61**

***Liquefied Petroleum Gases***

**Chapter 61 Liquefied Petroleum Gases** is adopted in its entirety.

**Chapter 62**

***Organic Peroxides***

**Chapter 62 Organic Peroxides** is adopted in its entirety.

**Chapter 63**

***Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids***

**Chapter 63 Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids** is adopted in its entirety.

**Chapter 64**

***Pyrophoric Materials***

**Chapter 64 Pyrophoric Materials** is adopted in its entirety.

**Chapter 65**

***Pyroxylin (Cellulose Nitrate) Plastics***

**Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics** is adopted in its entirety.

**Chapter 66**

***Unstable (Reactive) Materials***

**Chapter 66 Unstable (Reactive) Materials** is adopted in its entirety.

**Chapter 67**  
**Water-Reactive Solids and Liquids**

**Chapter 67 Water-Reactive Solids and Liquids** is adopted in its entirety.

**Chapter 80**  
**Referenced Standards**

**Chapter 80 Referenced Standards** is adopted in its entirety with the following amendments:

**NFPA 13, 2022 Edition, Standard for the Installation of Sprinkler Systems** is amended as follows:

**Section 16.12.3.3** is amended to read as follows:

**16.12.3.3** Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

**Section 9.4.3.1** is amended to read as follows:

**9.4.3.1** When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in 3.6.4.8
- (2) Residential sprinklers in accordance with the requirements of 8.4.5
- (3) Quick response CMSA sprinklers
- (4) ESFR sprinklers
- (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
- (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

**Section 9.2.1.7** is amended to read as follows:

**9.2.1.7** Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by the fire code official.

**NFPA 13D 2022 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes** is amended as follows:

**Section 7.1.2** is amended to read as follows:

**7.1.2** The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm service.

**NFPA 14, 2019 Edition, Installation of Standpipe and Hose Systems** is amended as follows:

**Section 7.3.1.1** is hereby deleted in its entirety.

**NFPA 24, 2022 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances** is amended as follows:

**Section 6.2.8.1** is added to read as follows:

**6.2.8.1** All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

**Exceptions:**

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

**Section 6.2.9** is amended to read as follows:

**6.2.9** All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

- (1) A post indicator valve installed not less than 40 ft (12 m) from the building
  - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.

- (2) A wall post indicator valve
- (3) An indicating valve in a pit, installed in accordance with Section 6.4
- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building
  - (a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.
- (5) Control valves installed in a fire-rated room accessible from the exterior
- (6) Control valves in a fire-rated stair enclosure accessible from the exterior

**Section 10.1.5** is added to read as follows:

**10.1.5** All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

**Exception:** 304 or 316 Stainless Steel pipe and fittings

**Section 10.4.1.1** is amended to read as follows:

**10.4.1.1** All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

**Exception:** Bolted joint accessories made from 304 or 316 stainless steel.

**Section 10.4.1.1.1** is added to read as follows:

**10.4.1.1.1** All bolts used in pipe-joint assembly shall be 316 stainless steel.

**Section 10.4.3.2** is hereby deleted and replaced as follows:

**10.4.3.2** Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.4.3.2.1 through 10.4.3.2.4.

## **Appendices**

**Appendix A** is deleted in its entirety.

**Appendix B** is adopted in its entirety.

**Appendix BB** is adopted in its entirety.

**Appendix C** is adopted in its entirety.

**Appendix CC** is adopted in its entirety.

**Appendix D** is deleted in its entirety.

**Appendix E** is deleted in its entirety.

**Appendix F** is deleted in its entirety.

**Appendix G** is deleted in its entirety.

**Appendix H** is deleted in its entirety.

**Appendix I** is deleted in its entirety.

**Appendix J** is deleted in its entirety.

**Appendix K** is deleted in its entirety.

**Appendix L** is deleted in its entirety.

**Appendix M** is deleted in its entirety.

**Appendix N** is deleted in its entirety.

**Appendix O** is deleted in its entirety.

**SECTION 3. Filing with Building Standards Commission.** The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

**SECTION 4. CEQA.** In accordance with CEQA Guidelines section 15060(c)(2) – the adoption of the California Fire Code will not foreseeably result in direct or reasonably foreseeable indirect impacts and is exempt from the provisions of the California Environmental Quality Act and City Clerk shall file such Notice of Exemption with the County Clerk.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held out to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutional.

SECTION 6. Effective Date. This Ordinance shall not take effect until thirty (30) days after its final passage, or January 1, 2023, whichever occurs later.

SECTION 17. Publication by Clerk. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of adoption and shall post a certified copy of this Ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code 36933.

**PASSED, APPROVED AND ADOPTED** this 14<sup>th</sup> day of November, 2022.

DocuSigned by:  
*Shelley Hasselbrink*  
AF57110E7A148D  
Shelley Hasselbrink, Mayor

ATTEST:

DocuSigned by:  
*Windmera Quintanar*  
318CC28B4CA8493...  
Windmera Quintanar, MMC, City Clerk

APPROVED AS TO FORM:

DocuSigned by:  
*Michael S. Daudt*  
D2A022C0C3DF416...  
Michael S. Daudt, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss  
CITY OF LOS ALAMITOS )

I, Windmera Quintanar, MMC, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. 2022-06 was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 17<sup>th</sup> day of October, 2022, and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the 14<sup>th</sup> day of November, 2022, by the following vote, to wit:

AYES: COUNCILMEMBERS: Chirco, Doby, Hasselbrink, Murphy, Nefudla  
NOES: COUNCILMEMBERS: None  
ABSENT: COUNCILMEMBERS: None  
ABSTAIN: COUNCILMEMBERS: None

DocuSigned by:  
*Windmera Quintanar*  
51BCC26B4CA8979  
Windmera Quintanar, MMC, City Clerk



## **EXHIBIT A LOCAL CONDITIONS FINDINGS**

### **FACTUAL FINDINGS ESTABLISHING THE REASONABLE NEED FOR LOCAL AMENDMENTS TO PORTIONS OF THE CALIFORNIA FIRE CODE BASED UPON LOCAL CLIMATIC, GEOLOGICAL AND/OR TOPOGRAPHICAL CONDITIONS**

The Fire Official and City Building Official recommend that certain changes and modifications to the 2022 California Fire Code are reasonably necessary due to local conditions within the City, certain changes and modifications are of an administrative or procedural nature or concern themselves with subjects not covered by the California Building Standards Code, and certain changes and modifications are reasonably necessary to safeguard life and property within the City of Los Alamitos.

#### **Section 1. General Findings**

The following findings apply in the City of Los Alamitos and explain why the changes to the Building Standards Code are necessary because of climatic, geological and/or topographical conditions in the city.

##### **I. Climatic Conditions**

- A. Orange County is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles will greatly impact the response time to reach an incident scene.
- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department

response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

## II. Topographical conditions

- A. Natural; slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by the hills creates the geological foundation on which communities with Orange County is built and will continue to build. With much of the populated flatlands already built upon, future growth will occur on steeper slopes and with greater constraints in terrain.
- B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.
- C. These topographical conditions combine to create a situation that places fire department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

## III. Geological Conditions

The Orange County region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size than the 1994 Northridge and the 1971 Sylmar earthquakes. Earthquake faults run along the northeast and southwest boundaries of Orange County. The Newport-Inglewood Fault, located within Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude) which took 120 lives and damaged buildings in an area from Laguna Beach to Marina Del Rey to Whittier. In December 1989, another earthquake occurred in the jurisdiction of Irvine at an unknown fault line. Regional planning for reoccurrence of earthquakes is recommended by the state of California, Department of Conservation.

- A. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. The October 17, 1989, Santa Cruz earthquake resulted in one major fire in the Marina District (San Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. This situation creates the need for both additional fire protection and automatic on-site fire protection for building occupants. State Department of Conservation noted in their 1988 report (Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, page 59), "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."

- B. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design, accompanied by occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended emergency response times that exceed the 5 minute goal.
- C. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes are in contact with soils.
- D. Portions of the County contain active or former oil production fields. These areas contain a variety of naturally occurring gasses, liquids and vapors. These compounds present toxicity or flammability hazards to building occupants. Evaluation of these hazards and the risks they pose to development is necessary for implementation of appropriate mitigation.

Due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zones described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) resources available for a given structure. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

## **Section 2 –Application of Findings to Amendments in Ordinance No. 2022-06**

Amendments to the 2022 Edition of the California Fire Code set forth in Ordinance No. 2022-06 and identified below are reasonably necessary as administrative or procedural in nature, or to ensure consistency with previously adopted ordinances, or are intended to enhance life and fire safety due to the climatic, topographical, and/or geologic conditions cited below.

**2022 California Fire Code  
Amendment Findings Legend**

<b>CODE SECTION</b>	<b>TITLE (Clarification)</b>	<b>FINDINGS</b>
112.4	Violation penalties	Administrative
112.4.2	Infraction & Misdemeanor	Administrative
202	General definitions	Administrative
304.1.2	OCFA Vegetation Management	I
305.6	Hazardous conditions	I & II
305.7	Disposal of rubbish	I & II
307	Open burning, recreational fires, fire pits, fire rings, and outdoor fireplaces	Administrative
307.6	Fire Pits, Fire Rings, & Outdoor Fireplaces	Administrative
307.6.1	Gas-fueled devices	I & II
307.6.2	Devices using wood or fuels other than natural gas or LPG	I & II
307.6.2.1	Where prohibited	I & II
324	Fuel modification requirements for new construction	I
325	Clearance of brush or vegetation growth from roadways	I
326	Unusual circumstances	Administrative
327	Use of equipment	I
327.1	Use of equipment and devices generating heat, sparks or open flames	I
327.2	Spark arresters	I
407.5	Hazardous material inventory statement	I & II
501.1	Scope	Administrative, I, II & III
510.1	Emergency responder radio coverage	Administrative
903.2	Where required (Sprinklers)	I, II & III
903.2.8	Group R (Sprinklers)	I, II & III
903.3.5.3	Hydraulically calculated systems	I & II
2801.2	Permit	Administrative
2808.2	Storage site	Administrative
2808.3	Size of piles	I
2808.4	Pile separation	I
2808.7	Pile fire protection	I
2808.9	Material-handling equipment	I
2808.11	Temperature control	I
2808.11.1	Pile temperature control	I
2808.11.2	New material temperature control	I
2808.12	Water availability for piles	I
2808.13	Tipping area	I
2808.14	Emergency contact information	Administrative
2808.15	Defining maximum separation contact	Administrative
2808.16	Push-out area identification	Administrative
4903.3	OCFA Vegetation Management Guideline	I

5001.5.2	Hazardous materials inventory statement	Administrative
5003.1.1.1	Extremely hazardous substances	I & III
5608.2	Retail fireworks	Administrative
5608.3	Application for permit	Administrative
Chapter 80	Reference Standards	N/A
	2022 NFPA 13 (Sprinkler Systems)	Administrative, II & III
	2022 NFPA 13-D (Single Family Sprinkler Systems)	I & II
	2019 NFPA 14 (Standpipe Systems)	Administrative
	2012 NFPA 24 (Underground Water Supply Systems)	Administrative & III



**ORDINANCE NO. 2022-05**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, AMENDING CHAPTER 15.04 OF TITLE 15 OF THE LOS ALAMITOS MUNICIPAL CODE AND ADOPTING THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24) CONSISTING OF: THE 2022 CALIFORNIA ADMINISTRATIVE CODE; THE 2022 CALIFORNIA BUILDING CODE, INCLUDING APPENDIX J; THE 2022 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDICES AX; THE 2022 CALIFORNIA ELECTRICAL CODE; THE 2022 CALIFORNIA MECHANICAL CODE; THE 2022 CALIFORNIA PLUMBING CODE; THE 2022 CALIFORNIA ENERGY CODE; THE 2022 CALIFORNIA HISTORICAL BUILDING CODE; THE 2022 CALIFORNIA EXISTING BUILDING CODE; THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE; AND THE 2022 CALIFORNIA REFERENCED STANDARDS CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS; AND ADOPTING THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE AND THE 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS**

**WHEREAS**, pursuant to California Government Code Section 50022.1 *et seq.*, the City of Los Alamitos ("City") may adopt by reference the California Building Standards Code, 2022 Edition, as provided in Title 24 of the California Code of Regulations; the 2021 International Property Maintenance Code and the 2021 International Swimming Pool and Spa Code; and,

**WHEREAS**, the California Building Standards Commission recently adopted new amendments to the California Building Standards Code, which will become effective statewide on January 1, 2023; and,

**WHEREAS**, California Health & Safety Code Sections 17958 *et seq.*, and 18941.5 authorize cities to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological, or topographical conditions; and,

**WHEREAS**, based upon the recommendations of the Building Official, the City Council finds that the proposed amendments to the 2022 California Building Standards Code set forth in this Ordinance, which are more restrictive than the standards adopted by the California Building Standards Commission, would decrease the potential incidence of property damage, injury and death due to fires and earthquakes, and are reasonable and necessary to mitigate local climatic, geological or topographical conditions; and,

**WHEREAS**, on October 17, 2022, the City Council introduced this Ordinance for first reading at a regular meeting of the City Council, and set a public hearing and second reading of the Ordinance for November 14, 2022; and,

**WHEREAS**, the City Council held a public hearing on November 14, 2022, at which time all interested persons had the opportunity to appear and be heard on the matter of

adopting the 2022 California Building Standards Code as amended herein, as well as, the adoption of the 2021 International Property Maintenance Code and the 2021 International Swimming Pool and Spa Code; and,

**WHEREAS**, pursuant to Government Code Section 6066, the City published notice of the aforementioned public hearing; and,

**WHEREAS**, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

**THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Findings.**

A. Health and Safety Code Section 17958 et seq., authorizes the City to adopt ordinances and regulations imposing the same requirements as are contained in the California Building Standards Code (California Code of Regulations, Title 24) adopted by the State pursuant to Health and Safety Code Section 17922. Health and Safety Code Sections 17958.5 and 18941.5 permit the City to make changes or modifications to the California Building Standards as are reasonably necessary because such changes or modifications are needed due to climatic, geographic, or topographic conditions.

B. The Fire Official and City Building Official recommend that certain changes and modifications to the 2022 California Building Standards are reasonably necessary due to local conditions within the City, certain changes and modifications are of an administrative or procedural nature or concern themselves with subjects not covered by the California Building Standards Code, and certain changes and modifications are reasonably necessary to safeguard life and property within the City of Los Alamitos.

C. Findings of local conditions are set forth in Exhibit "A" of this Ordinance and incorporated herein by reference. Such findings demonstrate the need for amendments to the 2022 California Building Standards are reasonably necessary because of local climatic, geological, or topographical conditions.

**SECTION 2.** Chapter 15.04 of the Los Alamitos Municipal Code is hereby amended and restated in its entirety to read as follows:

**Chapter 15.04 BUILDING CODES**

**15.04.010 Construction codes adopted.**

**15.04.020 Amendments to the 2022 California Building Code.**

**15.04.030 Amendments to the 2022 California Residential Code.**

**15.04.040 Amendments to the 2022 California Electrical Code.**

**15.04.050 Amendments to the 2021 International Property Maintenance Code.**



**15.01.060 Amendments to the 2021 International Swimming Pool and Spa Code.**

**15.04.010 Construction codes adopted.**

A. For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, maintenance, equipment uses, height, and area of buildings and structures, the following construction codes subject to the modifications set forth in this Chapter, are hereby adopted:

1. The 2022 California Administrative Code (Title 24, Part 1);
2. The 2022 California Building Code (Title 24, Part 2), including the administrative provisions included in Division II of Chapter 1 and Appendix J, based on the 2021 International Building Code as published by the International Code Council;
3. The 2022 California Residential Code (Title 24, Part 2.5), including Appendix AX, based on the 2021 International Residential Code as published by the International Code Council;
4. The 2022 California Electrical Code (Title 24, Part 3), based on the 2020 National Electrical Code as published by the National Fire Protection Association;
5. The 2022 California Mechanical Code (Title 24, Part 4), based on the 2021 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials;
6. The 2022 California Plumbing Code (Title 24, Part 5), based on the 2021 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials;
7. The 2022 California Energy Code (Title 24, Part 6);
8. The 2022 California Historical Building Code (Title 24, Part 8);
9. The 2022 California Existing Building Code (Title 24, Part 10), based on the 2021 International Existing Building Code as published by the International Code Council;
10. The 2022 California Green Building Standards Code (Title 24, Part 11);
11. The 2022 California Referenced Standards Code (Title 24, Part 12);
12. The 2021 International Property Maintenance Code as published by the International Code Council; and
13. The 2022 International Swimming Pool and Spa Code as published by the International Code Council.

B. The Codes set forth in A.1 through A.13, as amended by this chapter shall constitute the Building Regulations of the City of Los Alamitos and shall be known as the City of Los Alamitos Building Code.

- C. One (1) copy of all the above construction codes shall be kept on file in the office of the Building Official pursuant to Health and Safety Code Section 18942 (d)(1) and made available for public inspection.
- D. References in Documents and Continuing Legal Effect. References to prior editions of the Building Standards Code or the Municipal Code sections amended herein that are cited on notices issued by the City or other documents of ongoing or continuing legal effect, including specifically resolutions adopting or imposing fees or charges, until converted, are deemed to be references to the new counterpart 2022 Building Standards Code or amended Municipal Code sections for the purposes of notice and enforcement. The provisions adopted hereby shall not in any manner affect deposits, established fees or other matters of record which refer to, or are otherwise connected with, ordinances which are specifically designated by number, code section or otherwise, but such references shall be deemed to apply to the corresponding provisions set forth in the 2022 Building Standards Code adopted hereby. Any fee authorized by the above-referenced construction codes which was in effect in the city at the time of the adoption of this ordinance need not be re-adopted by resolution, and shall continue in effect, and remain unadjusted in amount unless and until the City Council adopts a resolution repealing the fee or establishing a different fee.

#### **15.04.020 Amendments to the 2022 California Building Code.**

**Section 101.1 Title** is amended to read as follows:

These regulations shall be known as the Building Code of City of Los Alamitos, hereinafter referred to as "this code."

**Section 101.4 Referenced code** is deleted in its entirety (including sections 101.4.1, 101.4.2, 101.4.3, 101.4.4, 101.4.5, 101.4.6 and 101.4.7), and replaced with the following:

101.4. Referenced Codes. The California Codes listed in Section 1 of this Ordinance shall be considered part of the requirements of this code to the extent of each such reference.

**Section 104.8 Liability** is amended by adding a sentence to the end of the paragraph to read as follows:

The provisions of this section shall apply if the Building Official or his/her authorized representatives are employees of this jurisdiction and shall also apply if the Building Official or his/her authorized representatives are acting under contract as agents of this jurisdiction.

**Section 105.2 Work exempt from a permit** is amended by amending the following categories of work that are exempt from a building permit:

A. Section 105.2 "Building" Item 1 is amended to read as follows:

1. One story detached accessory structures used as storage sheds, playhouses or similar uses, provided the floor area is not greater than 120 square feet and the ceiling height is not over 7 feet.

B. Section 105.2 "Building" Item 2 is amended to read as follows:

2. Fences not over seven feet high and block walls not over three feet high.

C. Section 105.2 "Building" Item 4 is amended to read as follows:

4. Retaining walls which are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

D. Section 105.2 "Building" Item 9 is amended to read as follows:

9. Prefabricated swimming pools accessory to a Group R occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.

**Section 105.5 Expiration** is amended to read as follows:

**105.5. Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months and, after its issuance, or if the work authorized on the site by such permit is suspended, abandoned or uncompleted for a period of 180 days after the work has commenced or 180 days past the last required inspection. The building official is authorized to grant one extension of time for not more than 180 days. The extension shall be requested in writing and justifiable cause demonstrated. No permit shall be extended more than once.

If work has been suspended or abandoned past 180 days, the permit shall be expired, and new permit(s) issued. The fee for such renewal of permit(s) shall be one half of the original permit fee or one half of the fee of the current adopted fee schedule at the time of renewal. Permits which have been abandoned and require only final inspection may be reissued at minimum fee or as determined by the building official.

**Section 105.8 Reconstruction** is added to read as follows:

**105.8. Reconstruction.** If the value of the reconstruction (or renovation) of a building is equal to or exceeds 75 percent of the existing habitable square footage of the building, the entire building shall comply with the code provisions for new construction. The value of the reconstruction (or renovation) for a property shall

include the value of all construction stemming from construction-related permits issued within the last two years.

**Section 107.3 Examination of documents** is amended to read as follows:

The building official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicted and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

An expedited review and permit issuance process shall be provided for EV Charging Stations and simplified forms for submittal will be made available on City's website.

**Section 113.1 General** is amended to read as follows:

**113.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall consist of five members and composed of the Mayor and the other members of the City Council. Said members shall hold their respective membership on said Board of Appeals by reason of, and concurrently with their terms of service as Council members and shall cease to be such members upon their ceasing to be Council members. The Building Official shall be the Secretary of the Board. The Board may adopt reasonable rules and regulations for conducting its investigations and shall render all its decisions and findings on contested matters in writing to the Building Official, with duplicative copy thereof to any appellant or contestant affected by any such decision of finding.

Three members of the Board shall constitute a quorum. The Mayor shall be the presiding Officer of the Board. Meetings shall be conducted in accordance with the Brown Act.

The Board shall have the right, subject to such limits as the City Council may prescribe by resolution, to employ at the cost and expense of the City, such qualified individuals as the Board, in its discretion, may deem reasonably necessary in order to assist it in its investigations and making its findings and decisions.

**Section 113.3 Qualifications** is deleted in its entirety without replacement.

**Section 202 General Definitions** is amended by adding the following definitions:

**BARRIER.** Barrier is a fence, wall, building wall, or any combination of these that completely surrounds the swimming pool and obstructs access to the swimming pool.

**SWIMMING POOL.** Any body of water created by artificial means which is designed, intended for use, or used for swimming or immersion purposes, which

has a water depth exceeding 18 inches. The term, "pool," includes swimming pools, spas, hot tubs, above-and below-ground, and vinyl-lined pools; pool does not include plumbing fixtures such as bathtubs nor does it apply to man-made lakes, reservoirs, farm ponds, or ponds used primarily for public park purposes, water conservation purposes, irrigation purposes or for the watering of livestock.

**OCFA:** Orange County Fire Authority, fire authority having jurisdiction.

**SPARK ARRESTER.** A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

**Section 502.1 Address identification** is amended to read as follows:

**[F] 502.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 0.5 inch. For R-3 and other occupancies the numbers shall be a minimum of 6 inches high with a minimum stroke width of 1 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

**Section 903.2 Where required** is amended to read as follows:

**[F] 903.2 Where required.** Approved automatic sprinkler systems in buildings and structures shall be provided in the following locations:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-sprinklers system shall also be installed in all occupancies when the total building area, as defined in Section 202 of the California Building Code, exceeds 5,000 square feet (465 m<sup>2</sup>), or more than two stories in height, regardless of fire areas or allowable area.

Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with California Residential Code Section R313.2.

2. **Existing buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:

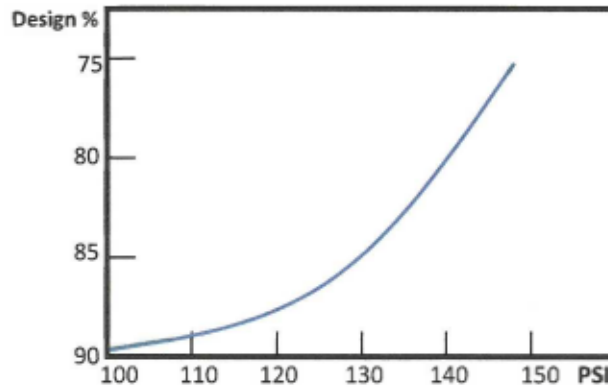
- a. When the addition is 33% or more of the existing building area and the resulting building area, as defined in Section 202, exceeds 5000 square feet (465 m<sup>2</sup>); or
- b. When the addition exceeds 2,000 square feet (185.81 m<sup>2</sup>) and the resulting building area, as defined in Section 202, exceeds 5,000 square feet (465 m<sup>2</sup>); or
- c. An additional story is added above the second floor regardless of fire areas or allowable area.

**Section 903.3.5.3 Hydraulically calculated systems** is added to read as follows:

**903.3.5.3 Hydraulically calculated systems.** The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

**Exception:** When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.

**TABLE 903.3.5.3  
Hydraulically Calculated Systems**



**Section 1505.1 General** is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

**TABLE 1505.1<sup>a</sup>  
MINIMUM ROOF COVERING CLASSIFICATIONS  
TYPES OF CONSTRUCTION**



IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

a. Unless otherwise required in accordance with Chapter 7A.

**Section 1505.1.2 Roof coverings within all other areas** is amended to read as follows:

**1505.1.2 Roof coverings within all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

**Section 1803.1.1.1 Preliminary soils report** is amended to add the following:

The Building Official may require a geologic or geotechnical report or both, in accordance with the 2022 California Building Code; a geologic report shall be prepared by a Certified Engineering Geologist licensed by the State of California. A geotechnical report shall be prepared by a registered Civil Engineer versed in soils engineering and qualified to perform this work. When both a geotechnical and geologic report are required, the two reports shall be coordinated before submission to the Building Official. The Building Official, at his/her discretion shall obtain any technical support necessary to approve the report. Submitted reports shall contain a finding regarding the safety of the site from any variety of geologic hazard and a finding regarding the effect the proposed improvements, grading and/or construction and use of the site will have on the stability of the site and/or property outside the site. Any recommendation or action presented in the approved reports along with any conditions of approval shall be incorporated into the construction of site improvements. A fee shall be collected for the cost of review of the reports and any required addendums.

**Section 1807.1.6 Prescriptive design of concrete and masonry foundation walls** is amended to read as follows:

**1807.1.6 Prescriptive design of concrete and masonry foundation walls.** Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.

**Section 3109.1.1 Construction permit; safety features required** is added to read as follows:



**3109.1.1 Construction permit; safety features required.** New or remodeled pools or spas, at a private single-family home, shall have an enclosure complying with the amended California Residential Code Appendix AX.

**15.04.30 Amendments to the 2022 California Residential Code.**

**Section R105.5 Expiration** is amended to read as follows:

**R105.5 Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 12 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Section R105.10 Reconstruction** is added to read as follows:

**R105.10 Reconstruction.** If the value of the reconstruction (or renovation) of a building is equal to or exceeds 75 percent of the habitable square footage of the building, the entire building shall comply with the code provisions for new construction. The value of the reconstruction (or renovation) for a property shall include the value of all construction stemming from construction-related permits issued within the last two years.

**Table R301.2 Climatic and Geographic Design Criteria** is amended to read as follows:

TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARD <sup>g</sup>	AIR FREEZING INDEX	MEAN ANNUAL TEMP <sup>i</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>k</sup>	Special wind region <sup>l</sup>	Windborne debris zone <sup>m</sup>		Weathering <sup>j</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>					
Zero	110	No	No	No	D <sub>2</sub>	Negligible	12-24"	Very Heavy	43	No	No	0	60

MANUAL J DESIGN CRITERIA <sup>n</sup>

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEAT TEMPERATURE DIFFERENCE
30	34	37	91		70	75	
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
7			69	27		7 (50% RH)	

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as

- determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
  - c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
  - d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
  - e. The outdoor design dry-bulb temperature shall be selected from the columns of 971/2-percent values for winter from Appendix D of the *California Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the Building Official.
  - f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
  - g. The City of Los Alamitos does have a Flood Hazards Zone.
  - h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
  - i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
  - j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
  - k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
  - l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
  - m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
  - n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
  - o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figure R301.2 (6).

**Section R309.6 Fire sprinkler attached garages, and carports with habitable space above** is amended by modifying the exception to read as follows:

**Exception:** An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code, OCFA Local Amendments Section 903.2.8.

**Section R313.1 Townhouse automatic fire sprinkler systems** is amended by

modifying the exception to read as follows:

**Exception:** An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code, OCFA Local Amendments Section 903.2.8.

**Section R313.2 One- and two-family dwellings automatic fire sprinkler systems** is amended by modifying the exception to read as follows:

**Exception:** An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic sprinkler system unless a sprinkler system is required in accordance with California Fire Code, OCFA Local Amendments Section 903.2.8.

**Section R313.3.6.2.2 Calculation procedure** is amended to read as follows:

**Section R313.3.6.2.2 Calculation procedure.** Determination of the required size for water distribution piping shall be in accordance with the following procedure and California Fire Code Section 903.3.5.

(The remainder of the section is unchanged)

**Section R319.1 Address identification** is amended to read as follows:

**R319.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

**Section R902.1 Roofing covering materials** is amended by revising it to allow only class A or B roofs as follows:

**R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Classes A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

**Exceptions:**

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

**Section R902.1.3 Roof coverings in all other areas** is amended by revising it to require a minimum Class B roof as follows:

**R902.1.3 Roof coverings within all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

**Section R902.2 Fire-retardant-treated shingles and shakes**, first paragraph, is amended by revising it to allow only Class A or B treated wood roofs as follows:

**R902.2 Fire-retardant-treated shingles and shakes.** Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

**Section R1001.13 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices** is added to read as follows:

**R1001.13 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices.** Outdoor fireplaces, fire pits, fire rings, or similar exterior devices shall comply with this section.

**Exception:** Barbeques, grills, and other portable devices intended solely for cooking

**Section R1001.13.1 Gas-fueled devices** is added to read as follows:

**R1001.13.1 Gas-fueled devices.** Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where

chimneys or vents are installed, they shall have a spark arrester in accordance with Section R1003.9.2.

**Section R1001.13.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas** is added to read as follows:

**R1001.13.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas.** Fireplaces burning wood or other solid fuel shall be constructed in accordance with Section R1001. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace.

**15.04.040 Amendments to the 2022 California Electrical Code.**

**Article 310.22 Continuous Inspection of Aluminum Wiring** is added to read as follows:

**310.22 Continuous Inspection of Aluminum Wiring.** Aluminum conductors of No. six (6) or smaller used for branch circuits shall require continuous inspection by an independent testing agency approved by the Building Official for proper torquing of connections at their termination point.

**Article 690.13 Photovoltaic System Disconnect Means** is amended to read as follows:

**690.13 Photovoltaic System Disconnecting Means.** Means shall be provided to disconnect the PV system from all wiring systems including power systems, energy storage systems, and utilization equipment and its associated premises wiring.

**(A)Location.** The PV disconnecting means shall be installed at a readily accessible location either on the outside of a building or structure or inside nearest the point of entrance of the system conductors. *A single, visible-open, lockable AC disconnect shall be within 3 feet of the meter on the exterior of the building.*

**15.04.050 Amendments to the 2021 International Property Maintenance Code.**

**Section [A] 102.3 Application of other codes** is amended to read as follows:

**[A] 102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, must be done in accordance with the provisions of the California Building Code, California Existing Building Code, California Energy Code, California Electrical Code, California Mechanical Code,



California Plumbing Code, California Residential Code, and the California Green Building Standards. Nothing in this code will be construed to cancel, modify, or set aside any provision of the Los Alamitos Municipal Code.

**Section 104.1 Fees** is amended to read as follows:

**104.1 Fees.** The fees for activities and services performed by the department in carrying out the department's responsibilities under this code are set by City Council resolution.

**Section 108.1 General** is amended to read as follows:

**108.1 General.** When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure may be condemned pursuant to the provisions of Section § 17920.3 of the California Health and Safety Code and this code.

**Section 113.3 Failure to comply** is amended to read as follows:

**113.3 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine(s) or fines in an amount(s) as may be established by the City Council.

**Section 303.2 Enclosures** is amended to read as follows:

**303.2 Enclosures.** Private swimming pools, hot tubs and spas containing water more than 18 inches in depth must be completely surrounded by a fence or barrier at least 60 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers must be self-closing and self-latching. Where release mechanisms of the self-latching device are located less than 60 inches above grade measured on the side of the barrier that faces away from the pool, the release mechanism must be located on the pool side of the gate at least three inches below the top of the gate and the barrier must have no opening greater than one-half inch within 18 inches of the release mechanism. Self-closing, self-latching gates must be maintained such that the gate will positively close and latch when released from an open position of six inches from the gate post. No existing pool enclosure may be removed, replaced, or changed in a manner that reduces its effectiveness as a safety barrier.

The exception to section 303.2 is deleted in its entirety.

**Section 304.1.1 Unsafe conditions** is amended in part to read as follows:

**304.1.1 Unsafe conditions.** The following conditions are determined to be unsafe and must be repaired or replaced to comply with the California Building Codes or

California Existing Building Code as required for existing buildings:

(No further changes to remainder of section 304.1.1)

**Section 305.1.1 Unsafe conditions** is amended in part to read as follows:

**305.1.1 Unsafe conditions.** The following conditions are determined to be unsafe and must be repaired, or replaced, to comply with the California Building Codes or California Existing Building Code as required for existing buildings:

(No further changes to remainder of section 305.1.1)

**Section 306.1.1 Unsafe conditions** is amended in part to read as follows:

**306.1.1 Unsafe conditions.** The following conditions are determined to be unsafe and must be repaired, or replaced, to comply with the California Building Codes or the California Existing Building Code as required for existing buildings:

(No further changes to remainder of section 306.1.1)

**Section 401.3 Alternative devices** is amended to read as follows:

**401.3 Alternative devices.** In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the California Building Code shall be permitted.

**Section [P] 502.5 Public toilet facilities** is amended to read as follows:

**[P] 502.5 Public toilet facilities.** Public toilet facilities must be maintained in a safe sanitary working condition in accordance with the California Plumbing Code. Except for periodic maintenance or cleaning, public access and use must be provided to the toilet facilities at all times during occupancy of the premises.

**Section [P] 505.1 General** is amended to read as follows:

**[P] 505.1 General.** Every sink, lavatory, bathtub, shower, drinking fountain, water closet, or other plumbing fixture must be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, and bathtubs and showers must be supplied with hot or tempered, and cold running water in accordance with the California Plumbing Code.

**Section 602.2 Residential occupancies** is amended to read as follows:

**602.2 Residential occupancies.** Dwellings must be provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms,



bathrooms, and toilet rooms. Cooking appliances may not be used, nor may portable unvented fuel-burning space heaters be used, as a means to provide required heating.

The exception to section 602.2 is deleted in its entirety.

**Section 602.4 Occupiable work spaces** is amended in part to read as follows:

**602.4 Occupiable work spaces.** Indoor occupiable work spaces must be supplied with heat to maintain a temperature of not less than 65°F during the time the spaces are occupied.

(No further changes to remainder of section 602.4)

**Section 604.2 Service** is amended to read as follows:

**604.2 Service.** The size and usage of appliances and equipment serves as a basis for determining the need for additional facilities in accordance with the California Electrical Code. Dwelling units must be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

**Section 604.3.1.1 Electrical equipment** is amended to read as follows:

**604.3.1.1 Electrical equipment.** Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground-fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaries, ballasts, motors and electronic control, signaling, and communication equipment and that have been exposed to water must be replaced in accordance with the provisions of the California Building Code and California Electrical Code.

**Section 604.3.2.1 Electrical equipment** is amended to read as follows:

**604.3.2.1 Electrical equipment.** Electrical switches, receptacles and fixtures, including furnace, water-heater, security system, and power-distribution circuits that have been exposed to fire, must be replaced in accordance with the California Building Code and the California Electrical Code.

**Section [F] 702.1 General** is amended to read as follows:

**[F] 702.1 General.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the California Building Code.

**Section [F] 702.2 Aisles** is amended to read as follows:

**[F] 702.2 Aisles.** The required width of aisles in accordance with the California

Building Code shall be unobstructed.

**Section [F] 702.3 Locked doors** is amended to read as follows:

**[F] 702.3 Locked doors.** All means of egress doors must be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where door hardware conforms to that permitted by the California Building Code.

**CHAPTER 9 POST-DISASTER RECOVERY AND RECONSTRUCTION** is added to the 2021 International Property Maintenance Code to read as follows:

## **SECTION 901**

### **POST-DISASTER SAFETY ASSESSMENT PLACARDS AND SECURITY**

**901.1 SCOPE.** This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy after any natural or man-made disaster. It further authorizes the Building and Safety Department, as well as authorized representatives, to post appropriate placards at each entry point to a building or structure upon completion of a safety assessment.

**901.2 APPLICATION OF PROVISIONS.** The provisions of this chapter are applicable to all buildings and structures, of all occupancies, regulated by the City following each natural or man-made disaster.

**901.3 DEFINITIONS.** For the purposes of this section, the following definitions shall apply:

**901.3.1 BUILDING OFFICIAL** is person or entity designated as such by the city council or that person or entity's designee

**901.3.2 SAFETY ASSESSMENT** is a visual examination of a building or structure for the purpose of determining whether continued use or occupancy is appropriate following a natural or man-made disaster.

**901.4 PLACARDS.** The following official placards must be used to designate the condition of buildings or structures following a disaster.

**901.4.1 (GREEN) INSPECTED - LAWFUL OCCUPANCY PERMITTED.** Posted on any building or structure where no apparent hazard has been found. Placement of this placard does not mean that there is no damage to the building or structure.

**901.4.2 (YELLOW) RESTRICTED OR LIMITED ENTRY.** Posted on each damaged building or structure where damage has created a hazardous condition which justifies restricted occupancy. The Building Official who posts this placard will note in general terms the hazard created and will clearly and

concisely note the restrictions on occupancy.

**901.4.3 (RED) UNSAFE – DO NOT ENTER OR OCCUPY.** Posted on each damaged building or structure such that continued occupancy poses a threat to life or health. Buildings or structures posted with this placard may be entered only after authorization in writing by the building official. Safety assessment teams are authorized to enter these buildings at any time. This placard may not be used or considered as a demolition order. The official who posts this placard must make a note in general terms of the damage encountered.

**901.4.4 SECURING OF UNSAFE BUILDINGS OR STRUCTURES.** Buildings or structures that have been determined by the Building Official to pose a threat to life safety or to be unsafe due to damage may be required by the Building Official to be secured from entry by fencing or other approved means until such time that the damage or threat to life is removed by repair, reconstruction or demolition. The fencing or security measures may not be removed without authorization from the building official.

**901.4.5 REMOVAL OF PLACARDS.** Once the placard has been attached to a building or structure, it may not be removed, altered, or covered until authorized by the Building Official.

**901.5 VIOLATION.** Any violation of Chapter 9 of this code is a misdemeanor and will be subject to punishment in accordance with the Los Alamitos Municipal Code and the City of Los Alamitos Building Code.

## SECTION 902

### POST DISASTER ABATEMENT

**902.1 INTENT.** This chapter establishes abatement criteria for all buildings and structures damaged as a result of a disaster for which a local emergency has been declared.

**902.2 APPLICATION OF PROVISIONS.** The provisions of this chapter are applicable to all buildings and structures regulated by the city.

**902.3 DEFINITIONS.** For the purposes of this section, the following definitions shall apply:

**902.3.1 EVENT** means any occurrence which results in the declaration of a disaster, including but not limited to, fires, landslides, wind storms, earthquakes, and floods.

**902.3.2 HISTORIC BUILDING OR STRUCTURE** means any building or structure registered with a federal, state, county, or city government, or the register of points of interest. Historic buildings and structures also include those buildings and structures within a recognized historic district.

**902.3.3 STATE HISTORIC PRESERVATION OFFICER (SHPO)** is the person appointed by the Governor, pursuant to Section 101(b)(1) of the National Historic Preservation Act of 1966, as amended, to administer the State Historic Preservation Program.

Office of Historic Preservation  
Department of Parks and Recreation  
P.O. BOX 942896  
Sacramento, CA 94296-0001

Phone: (916) 653-6624  
FAX: (916) 653-9824

#### **902.4 ABATEMENT CRITERIA**

**902.4.1 NOTICE OF DETERMINATION.** Except as provided in Section 902.4.2 below, the Building Official must serve a written Notice of Determination to each property owner as found on the latest available copy of the last equalized assessment roll. Such Notice of Determination must be delivered by hand-delivery, telephone, telegram, facsimile or other reasonable means, and must clearly indicate that the structure is an imminent hazard and dangerous and that, as such, it constitutes a public nuisance. The notice must set forth those factors which, in the opinion of the Building Official, make the structure an imminent hazard and dangerous, and must also include a directive from the Building Official of the specific action or actions to be taken by the property owner. The Notice must specify that within 48 hours from the time of issuance of the Notice of Determination, the owner or other party of record with an equitable or legal interest in the property must abate the nuisance in accordance with the directives written in the Notice of Determination by the Building Official.

**902.4.2 NOTICE OF DETERMINATION EXCEPTION.** No prior notice is required, when the Building Official, after considering all the facts, determines, in writing, that the structure is an imminent hazard and dangerous, and that it must be abated immediately and that time and circumstances do not permit the giving of prior notice to the owner. In those cases where time and circumstances do not permit the city to give the owner notice prior to abatement, the Building Official may cause the nuisance to be summarily abated.

**902.4.3 APPEAL OF NOTICE OF DETERMINATION.** A Notice of Determination delivered by the Building Official, that a building or structure is an imminent hazard and dangerous and therefore must be abated, may be appealed by the property owner or any other party of record with an equitable or legal interest in the property. Such appeal must be made to the Building Official within 48 hours of delivery of such Notice of Determination by the Building Official. Such appeal must be accompanied by a written Hazard

Abatement Plan signed by a State of California licensed engineer or architect or by a written report by a State of California licensed engineer or architect stating why the engineer or architect feels the building or structure is not an imminent hazard or dangerous at this time. Such report must include a recommendation by the engineer or architect as to what should or should not be done at this time. If the Building Official accepts the proposed Hazard Abatement Plan in lieu of the Notice of Determination, the Hazard Abatement Plan must be implemented within 24 hours of acceptance by the Building Official. If the Building Official accepts an engineer's report and agrees there is no imminent hazard, the Building Official must rescind, in writing, the Notice of Determination.

Should the Building Official disagree with the Hazard Abatement Plan or should the Building Official disagree with the engineer's or architect's report, a hearing must be conducted by the Board of Appeals, as soon as a quorum can be assembled.

**902.4.4 BOARD OF APPEALS HEARING.** At the hearing, the appellant has the right to call witnesses, to submit evidence, and to cross-examine the witnesses of the city. All witnesses must be sworn.

A record of the proceedings must be made by tape recording. Any relevant evidence may be submitted, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in the courts of this State.

At the close of the hearing, the Board of Appeals must act to uphold, overrule, or modify the determination and order of the Building Official. The determination and order of the Building Official will be upheld, unless the Board of Appeals finds, based upon the evidence in the record, that the Building Official erred in determining that the structure is an imminent hazard and dangerous. The decision of the Board of Appeals, with the reasons therefore, may be given orally on the record. If given orally, the decision must be memorialized in writing and served upon the applicant within 24 hours of the time the oral decision is rendered.

If the Board of Appeals upholds the decision of the Building Official, the property owners of record will be ordered to abate the public nuisance within the time set forth in the order. If the structure is determined not to be an imminent hazard and dangerous, the Building Official's determination and order will be vacated. The decision of the Board of Appeals will be final on the date it is rendered.

**902.4.5 HAZARD ABATEMENT PLAN.** If a Hazard Abatement Plan is approved by the Building Official, the owner or other interested party of record must execute such plan within 24 hours of obtaining approval of the plan from the Building Official. Within 24 hours of completion of the abatement work the owner or other



interested party of record must provide the Building Official with a written certification that the public nuisance, as described in the Building Official's Notice of Determination, has been abated.

If the work performed pursuant to the Hazard Abatement Plan amounts to temporary abatement, the owner or other party of record, prior to proceeding with permanent repairs, must obtain required permits and file a damage assessment report with the Building Official. The damage assessment report must be reviewed and approved by the Building Official prior to proceeding with permanent repairs.

**902.4.6 FAILURE TO PERFORM.** In those instances where the property owner or other interested party of record either does not respond to the Building Official's Notice of Determination or approved Hazard Abatement Plan, responds untimely, or responds timely but fails to abate the public nuisance within the required time period, the imminent hazard and dangerous structure will be subject to immediate abatement by the Building Official.

**902.4.7 PUBLIC NUISANCE.** All structures or portions of such structures which, after inspection by the Building Official, are determined to be an imminent hazard and dangerous, either to the public, occupants of the subject structure, or to any adjacent structures, are hereby declared to be public nuisances and must be abated by the owner in accordance with the procedures specified in Sections 43.2.4.4 and 43.2.4.5.

**902.4.8 SUSPENSION OF ABATEMENT OF WORK.** Notwithstanding any code provisions to the contrary, the Building Official is authorized to suspend abatement work, and to allow the property owner or other party of legal interest to complete the abatement work.

**902.4.9 CHANGE OF STATUS.** When the conditions making a structure an imminent hazard and dangerous have been abated, the structure will no longer be considered an imminent hazard and dangerous. However, if the abatement work is temporary in nature, as determined by the Building Official, the structure will remain subject to the provisions of this section.

**902.4.10 DEMOLITION PERMIT.** If the owner of any building or structure has decided to demolish rather than repair, the owner, or the owner's representative, must obtain a demolition permit.

## **902.5 HAZARD ABATEMENT OF HISTORIC BUILDINGS OR STRUCTURES.**

**902.5.1 NOTIFICATION OF IMMINENT HAZARD.** Within ten days after the event, the Building Official must notify the State Historic Preservation Officer that one of the following actions will be taken regarding any historic building or structure determined by the Building Official to represent an imminent hazard to the health or safety of the public, or to pose an imminent threat to the public right of way:

**902.5.1.1 BRACING OR SHORING.** Whenever possible, as determined by the

Building Official, the building or structure may be braced or shored in such a manner as to mitigate the hazard to public health or safety or the hazard to the public right-of-way.

**902.5.1.2 CONDEMNATION.** Whenever bracing or shoring is determined to be an unreasonable alternative, the Building Official may cause the building or structure to be condemned and immediately demolished. Such condemnation and demolition may be performed in the interest of public health or safety without a condemnation hearing as required by the 1997 Uniform Code for the Abatement of Dangerous Buildings.

**902.5.2 CONDEMNATION PROCEEDINGS.** If, ten days after the event and less than 30 days after the event, an historic building or structure is determined by the Building Official to represent a hazard to the health or safety of the public or to pose a threat to the public right of way, the Building Official may initiate condemnation proceedings in accordance with the Uniform Code for the Abatement of Dangerous Buildings. The Building Official may also notify the Federal Emergency Management Agency (FEMA), in accordance with the National Historic Preservation Act of 1966, as amended, of its intent to hold a condemnation hearing.

**902.5.3 REQUEST TO DEMOLISH.** If the Building Official and the owner of any historic building or structure agree that such a building or structure should be demolished, the Building Official must submit a request to demolish to the Federal Emergency Management Agency, in accordance with the National Historic Preservation Act of 1986, as amended. Such request must include all substantiating data.

## SECTION 903

### DISASTER REPAIR AND RECONSTRUCTION

**903.1 INTENT.** This section establishes standards and regulations for the expeditious repair and reconstruction of structures damaged as a result of a disaster for which a local emergency has been declared.

#### 903.2 APPLICATION OF PROVISIONS.

**903.2.1 DECLARATION OF EMERGENCY.** The provisions of this chapter are applicable to all buildings and structures regulated by the city following each disaster after a local emergency has been declared.

**903.2.2 WAIVER FOR ENGINEERING EVALUATION.** The requirements of this chapter may be waived by the Building Official subject to an Engineering Evaluation as defined in Section 903.3.3.4.

**903.3 DEFINITIONS.** For the purpose of this section, the following definitions apply:



**903.3.1 ARCHITECT** is a person licensed by the State of California to practice architecture, as prescribed by the State of California Business and Professions Code.

**903.3.2 CIVIL ENGINEER** is a person registered by the State of California to practice Civil Engineering, as prescribed by the State of California Business and Professions Code.

**903.3.3 CURRENT CODE** means those codes adopted by the city pursuant to California Health and Safety Code § 18941.5.

**903.3.4 ENGINEERING EVALUATION** is an evaluation of a damaged building or structure, or suspected damaged building or structure, performed under the direction of a structural engineer, civil engineer, or architect retained by the owner of the building or structure. Engineering evaluations must, at a minimum, contain recommendations for repair and an appropriate opinion of the construction cost for those repairs. All engineering evaluations must include the engineer's or architect's stamp, wet-signature, and license expiration date.

**903.3.5 ESSENTIAL SERVICE FACILITY** means those buildings or structures designated by the city to house facilities necessary for emergency operations subsequent to a disaster.

**903.3.6 REPLACEMENT VALUE** is the dollar value, as determined by the building official, for replacing a damaged structure with a new structure of the same size, same type of construction, and same occupancy, and located on the same site.

**903.3.7 STRUCTURAL ENGINEER** is a person registered by the State of California to practice civil engineering and to use the title, Structural Engineer, as defined in Section 5537.1 of the State of California Business and Professions Code.

**903.3.8 VALUE OF REPAIR** is the dollar value, as determined by the Building Official, for making necessary repairs to the damaged structure.

#### **903.4 REPAIR CRITERIA**

**903.4.1 GENERAL.** Buildings and structures of all occupancies which have been damaged as the result of a disaster, except as otherwise noted, must be repaired in accordance with the following criteria:

**903.4.2 UP TO TEN PERCENT REPAIR VALUE.** When the estimated value of repair does not exceed ten percent of the replacement value of the structure, the damaged portion may be restored to the pre-disaster condition; except that when the damaged elements include suspended ceiling systems, the ceiling system must be repaired with all bracing required by current code.

**903.4.3 UP TO FIFTY PERCENT REPAIR VALUE.** When the estimated value of

repair is greater than ten percent but less than fifty percent of the replacement value of the structure, the damaged elements must be repaired and brought into conformance with the structural requirements of the current code.

**903.4.4 MORE THAN FIFTY PERCENT REPAIR VALUE.** When the estimated value of repair is fifty percent or more of the replacement value of the structure, the entire structure must be brought into conformance with the fire and life safety and structural requirements of the current code.

**903.4.5 CHIMNEY VALUE EXCLUSION.** In Group R, Division 3, occupancies, the repair value of damaged chimneys may be excluded from the computation of percentage of replacement value. Damaged chimneys must be repaired in accordance with Section 903.5.

### **903.5 REPAIR CRITERIA FOR FIREPLACES AND CHIMNEYS.**

**903.5.1 GENERAL.** All damaged chimneys must be repaired or reconstructed to comply with the requirements of Chapter 21 of the CBC. Damaged portions of chimneys must be removed in accordance with the following criteria.

**903.5.2 DAMAGE ABOVE THE ROOF LINE.** When the damaged portion of the chimney is located between the roof line and the top of the chimney, the damaged portion may be removed to the roof line provided the roof and ceiling anchorage are in sound condition. The reconstruction portion of the chimney must be braced to the roof structure using an approved method.

**903.5.3 SINGLE-STORY STRUCTURE DAMAGE BELOW THE ROOF LINE.** For a single-story structure in which the damaged portion of the chimney is below the roof line, or the damaged portion extends from above the roof line to below the roof line, the chimney must be removed to the top of the firebox.

**903.5.4 MULTI-STORY STRUCTURE DAMAGE BELOW THE ROOF LINE.** For a multi-story structure, the damaged portion of the chimney must be removed from the top to a floor line where anchorage is found.

**903.5.5 FIREBOX DAMAGE.** In any structure where the firebox has been damaged, the entire chimney and firebox must be removed to the foundation. If the foundation is in sound condition, the firebox and chimney may be reconstructed using the existing foundation. If the foundation has been damaged, the foundation must be removed and replaced. Such reconstruction and replacement must be in accordance with Chapter 21 of the CBC Code.

**903.5.6 ENGINEERED ALTERNATE SOLUTIONS.** Where existing conditions preclude the installation of all anchorage required by Chapter 21 of the CBC, alternate systems may be used in accordance with the alternate methods and materials provisions of the CBC when approved by the Building Official.

**903.5.7 BRACING.** Where the portion of the chimney extending above the roof

line exceeds two times the least dimension of the chimney, that portion above the roof line must be braced to the roof structure using an approved method.

### **903.6 REPAIR CRITERIA FOR HISTORIC BUILDINGS OR STRUCTURES.**

**903.6.1 ENGINEERING EVALUATION REQUIRED.** Buildings or structures which are included on a national, state, or local register for historic places or which are qualifying structures within a recognized historic district, which have been damaged as a result of a disaster, must have an engineering evaluation performed.

**903.6.2 MINIMUM REPAIR CRITERIA.** The minimum criteria for repair are included in Section 903.4, Repair Criteria, with due consideration given to the historical rating and nature of the structures. Additional standards and criteria, as noted in Part 8, Title 24, California Code of Regulations, also apply.

### **903.7 REPAIR CRITERIA FOR UNREINFORCED MASONRY BUILDINGS AND STRUCTURES.**

**903.7.1 GENERAL.** All damaged buildings determined to be bearing wall buildings constructed of unreinforced masonry must be repaired and strengthened to fully comply with the requirements of § 15.04."

## **15.01.060 Amendments to the 2021 International Swimming Pool and Spa Code.**

**Section [A] 101.1 Title** is amended to read as follows:

**[A] 101.1 Title.** These regulations shall be known as the Swimming Pool and Spa Code of the City of Los Alamitos hereinafter to as "this code."

**Section [A] 102.7.1 Application of the International Codes** is amended to read as follows:

**[A] 102.7.1 Application of the International Codes.** Where the International Residential Code is referenced in this code, the provisions of the California Residential Code shall apply to related systems in detached one- and two-family dwellings and townhouses not more than three stories in height. Other related systems shall comply with the applicable California Codes or referenced standard.

**Section [A] 105.6 Fees** is amended to read as follows:

**[A] 105.6 Fees.** A permit shall not be valid until the fees prescribed by law have been paid. All fees related to and any permit, work, inspection, violation, plan review or refunds shall be in accordance with Section 109 of the California Building Code.

**Section [A] 105.6.2 Fee schedule and [A] 105.6.3 Fee refunds** are deleted in their

entirety without replacement.

**Section [A] 108.2 Membership of board** is amended to read as follows:

**[A] 108.2 Board of appeals.** The Board of Appeals shall consist of members as set forth in Chapter 113.1 of the California Building Code and any amendments of the Los Alamitos Municipal Code.

**Section [A] 108.2.1 Qualifications** is deleted in its entirety without replacement.

**Section 305.2.1 Barrier height and clearances** is amended to read as follows:

**305.2.1 Barrier height and clearances** Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 60 inches (1524 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

(The remaining language in 305.2.1 is to remain and unchanged.)

**SECTION 3. Filing with Building Standards Commission.** The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

**SECTION 4. CEQA.** In accordance with CEQA Guidelines section 15060(c)(2) – the adoption of this Ordinance will not foreseeably result in direct or reasonably foreseeable indirect impacts and is exempt from the provisions of the California Environmental Quality Act and City Clerk shall file such Notice of Exemption with the County Clerk.

**SECTION 5. Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held out to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutional.

**SECTION 6. Effective Date.** This Ordinance shall not take effect until thirty (30) days after its final passage, or January 1, 2023 whichever occurs later.

**SECTION 7. Publication by Clerk.** The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of adoption and shall post a certified copy of this Ordinance, including the vote for an against same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

**PASSED, APPROVED AND ADOPTED** this 14<sup>th</sup> day of November, 2022.

DocuSigned by:  
*Shelley Hasselbrink*  
AP57E110E7A146U  
Shelley Hasselbrink, Mayor

ATTEST:

DocuSigned by:  
*Windmera Quintanar*  
548CC26B4CA8409...  
Windmera Quintanar, MMC, City Clerk

APPROVED AS TO FORM:

DocuSigned by:  
*Michael S. Daudt*  
D2A022E0E4DF418...  
Michael S. Daudt, City Attorney

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE    ) ss  
CITY OF LOS ALAMITOS   )

I, Windmera Quintanar, MMC, City Clerk of the City of Los Alamitos, do hereby certify that the foregoing Ordinance No. 2022-05 was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 17<sup>th</sup> day of October, 2022, and that thereafter, said Ordinance was duly adopted and passed at an adjourned regular meeting of the City Council on the 14<sup>th</sup> day of November, 2022, by the following vote, to wit:

AYES:           COUNCILMEMBERS: Chirco, Doby, Hasselbrink, Murphy, Nefudla  
NOES:           COUNCILMEMBERS: None  
ABSENT:        COUNCILMEMBERS: None  
ABSTAIN:       COUNCILMEMBERS: None

DocuSigned by:  
*Windmera Quintanar*  
548CC26B4CA8409...  
Windmera Quintanar, MMC, City Clerk

## **EXHIBIT A LOCAL CONDITIONS FINDINGS**

### **FACTUAL FINDINGS ESTABLISHING THE REASONABLE NEED FOR LOCAL AMENDMENTS TO PORTIONS OF THE CALIFORNIA BUILDING STANDARDS CODE BASED UPON LOCAL CLIMATIC, GEOLOGICAL AND/OR TOPOGRAPHICAL CONDITIONS**

The Fire Official and City Building Official recommend that certain changes and modifications to the 2022 California Building Standards are reasonably necessary due to local climatic, geological and/or topographical conditions within the City, certain changes and modifications are of an administrative or procedural nature or concern themselves with subjects not covered by the California Building Standards Code, and certain changes and modifications are reasonably necessary to safeguard life and property within the City of Los Alamitos.

#### **Section 1. General Findings**

The following findings apply in the City of Los Alamitos and explain why the changes to the Building Standards Code are necessary because of climatic, geological and/or topographical conditions in the city.

#### **I. Climatic Conditions**

- A. Los Alamitos is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles will greatly impact the response time to reach an incident scene. Lastly, the warm climate encourages the proliferation of swimming pool construction which makes modifications to the California Building Code related to swimming pools desirable to adequately protect small children from drowning hazards.
- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County Fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and



a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features.

- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

## II. Topographical conditions

- A. The topography of Los Alamitos is generally considered a flatlands area with little to no topographical slopes. The flat land developments however does require special drainage precautions in order to address site drainage to prevent water ponding and flooding, as well as preserve historical water ways.
- B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.
- C. These topographical conditions combine to create a situation that places fire department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

## III. Geological Conditions

The Orange County region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size than the 1994 Northridge and the 1971 Sylmar earthquakes. Earthquake faults run along the northeast and southwest boundaries of Orange County. The Newport-Inglewood Fault, located within Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude) which took 120 lives and damaged buildings in an area from Laguna Beach to Marina Del Rey to Whittier. In December 1989, another earthquake occurred in the jurisdiction of Irvine at an unknown fault line. Regional planning for reoccurrence of earthquakes is recommended by the state of California, Department of Conservation.

- A. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. The October 17, 1989, Santa Cruz earthquake resulted in one major fire in the Marina District (San Francisco). When



combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. This situation creates the need for both additional fire protection and automatic on-site fire protection for building occupants. State Department of Conservation noted in their 1988 report (Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, page 59), "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."

- B. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design, accompanied by occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended emergency response times that exceed the 5 minute goal.
- C. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes are in contact with soils.
- D. Los Alamitos is generally known as swamp land that was once mostly covered in beet farms. The areas historically high water table is the reason the city is classified as being located in a liquefaction zone. In addition, portions of the County contain active or former oil production fields. These areas contain a variety of naturally occurring gasses, liquids and vapors. These compounds present toxicity or flammability hazards to building occupants. Evaluation of these hazards and the risks they pose to development is necessary for implementation of appropriate mitigation.

These local climatic, geologic, and topographic conditions make modifications and changes to the 2022 Edition of the California Codes reasonably necessary to provide sufficient and effective protection of life, health and property.

## **Section 2 – Application of Findings to Amendments in Ordinance No. 2022-05**

Amendments to the 2022 Edition of the California Building Standards Code set forth in Ordinance No. 2022-05 and identified below are reasonably necessary as administrative or procedural in nature, or to ensure consistency with previously adopted ordinances, or are intended to enhance life and fire safety due to the climatic, topographical, and/or geologic conditions cited below:

**Amendment Findings Legend**  
**2022 California Building Code (CBC), 2022 California Residential Code (CRC), and**  
**2022 California Electrical Code (CEC)**

<b>CODE SECTION</b>	<b>TITLE (Clarification)</b>	<b>FINDINGS</b>
CBC 101.1	Title	Administrative
CBC 104.4	Referenced Codes	Administrative
CBC 104.8	Liability	Administrative
CBC 105.2	Work exempt from a permit	Administrative
CBC 105.5	Expiration	Administrative
CBC 105.8	Reconstruction	Administrative
CBC 107.3	Examination of Records	Administrative
CBC 113.1	General	Administrative
CBC 113.3	Qualifications	Administrative
CBC 202	Definitions	Administrative
CBC 502.1	Address Identification	II – A, B, C
CBC 903.2	Where required	II – A, B, C
CBC 903.3.5.3	Hydraulically calculated systems	II – A, B, C
CBC 1505.1	General	I – A, B II – A, B, C
CBC 1505.1.2	Roof coverings within all other areas	I – A, B II – A, B, C
CBC 1803.1.1.1	Geologic or geotechnical reports	III – A, B, C, D
CBC 1807.1.6	Prescriptive design of concrete and masonry foundation walls	III – A, B, C, D
CBC 3109.1.1	Construction permit; safety features required	I – C, II - B
CRC R105.5	Expiration	Administrative
CRC R105.10	Reconstruction	Administrative
CRC Table R301.2(1)	Climactic and Geographic Design Criteria	Administrative
CRC R309.6	Fire sprinkler attached garages, and carports with habitable space above	I – A, B, C, D II – A, B, C
CRC R313.1	Townhouse automatic fire sprinkler systems	I – A, B, C, D II – A, B, C
CRC R313.2	One- and two-family dwellings automatic fire sprinkler systems	I – A, B, C, D II – A, B, C
CRC R313.3.6.2.2	Calculation procedure	I – A, B II – A, B, C
CRC 319.1	Address Identification	II – A, B, C
CRC R902.1	Roof covering materials	I – A, B II – A, B, C
CRC R902.1.3	Roof coverings in all other areas	I – A, B II – A, B, C
CRC R902.2	Fire-retardant-treated shingles and shakes	I – A, B II – A, B, C
CRC R1001.13	Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices	II – A, B, C, D
CRC R101.13.1	Gas-fueled devices	II – A, B, C, D
CRC R1001.13.2	Devices using wood or fuels other than natural gas or liquefied-petroleum gas	II – A, B, C, D
CEC 310.22	Continuous Inspection of Aluminum Wiring	I – A, II – A, B
CEC 690.13	Building or Other Structures Supplied by Photovoltaic System	Administrative