

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF CULVER CITY, STATE OF CALIFORNIA, (1) REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.02.100, OF CHAPTER 15.02, "ADOPTION OF STATE CODES", (2) REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.02.1100, OF CHAPTER 15.02, "LOCAL AMENDMENTS TO THE GREEN BUILDING STANDARDS CODE, BUILDING CODE AND RESIDENTIAL BUILDING CODE, TO ESTABLISH REACH CODE STANDARDS" AND (3) ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2025 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA RESIDENTIAL BUILDING CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA ENERGY CODE, 2025 CALIFORNIA HISTORICAL BUILDING CODE, 2025 EXISTING BUILDING CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS, AND 2025 CALIFORNIA REFERENCE STANDARDS CODE; 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH LOCAL AMENDMENTS.

The City Council of the City of Culver City, California, **DOES HEREBY ORDAIN** as follows:

SECTION 1: Based on repeal and replacement of the provisions set forth in Sections 2 through 15 of this Ordinance below, Culver City Municipal Code (CCMC) Chapter 15.02 Table of Contents is hereby amended as follows:

General Provisions

- 15.02.005 Violations and penalties
- 15.02.010 Purposes of California Codes and this chapter
- 15.02.015 Administrative authority

Adoption of State Codes

- 15.02.100 California Building Standards Administrative Code
adopted by reference
- 15.02.105 California Building Code adopted by reference with local
amendments
- 15.02.110 Reserved
- 15.02.115 California Residential Building Code adopted by
reference with local amendments
- 15.02.120 California Electrical Code adopted by reference
- 15.02.125 California Mechanical Code adopted by reference with
local amendments
- 15.02.130 California Plumbing Code adopted by reference with
local amendments
- 15.02.135 California Energy Code adopted by reference
- 15.02.140 California Historical Building Code adopted by reference
- 15.02.145 California Existing Building Code adopted by reference
with local amendments
- 15.02.150 California Green Building Standards Code adopted by
reference with local amendments
- 15.02.155 California Reference Standards Code adopted by
reference
- 15.02.160 International Property Maintenance Code adopted by
reference with local amendments

***Mandatory Seismic Provisions for Existing Wood-Frame
Buildings with Soft, Weak or Open-Front Walls***

- 15.02.500 Purpose
- 15.02.505 Scope
- 15.02.510 Definitions
- 15.02.515 Compliance requirements
- 15.02.520 Time period for compliance/ priority designation
- 15.02.525 Administration

15.02.530 Occupancy and tenant advisory
15.02.535 Historical buildings
15.02.540 Analysis and design
15.02.545 Information required on plans
15.02.550 Quality assurance
15.02.555 Violation and penalty
15.02.560 Applicability

Antennas

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15.02.605 Compliance with regulations required
15.02.610 Noncommercial nonparabolic antennas
15.02.615 Development standards
15.02.620 Application for approval
15.02.625 Enforcement

Post-Disaster Recovery and Reconstruction

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15.02.705 Applicability
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15.02.715 Placards
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15.02.745 Repair criteria for historic buildings or structures
15.02.800 Reserved

Administrative Assessment Cost Recovery

15.02.900 Administrative Assessment Cost Recovery Program
15.02.905 Imposition of assessments
15.02.910 Appeals
15.02.915 Remedies not exclusive
15.02.1000 Reserved

Local Amendments to the Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Codes Standards

- 15.02.1100 Establishment and Purpose of Reach Code Standards
- 15.02.1105 Definitions
- 15.02.1110 Requirements
- 15.02.1115 Reserved
- 15.02.1120 Water permeable surfaces
- 15.02.1125 Gray water
- 10.02.1130 Landscape irrigation controls
- 15.02.1135 Light pollution reduction
- 15.02.1140 Enhanced construction waste reduction
- 15.02.1145 Defensible space in Wildland-Urban Interface (WUI) areas
- 15.02.1150 Fire-resistant roof assemblies in Wildland-Urban Interface (WUI) Areas
- 15.02.1155 Reserved
- 15.02.1160 Shower facilities for bicycle parking
- 15.02.1165 Reserved
- 15.02.1170 Reserved
- 15.02.1175 Reserved
- 15.02.1180 Inspections and enforcement
- 15.02.1200 Reserved
- 15.02.1300 Reserved

SECTION 2: That Subchapters 15.02.100 (Adoption of State Codes) and 15.02.1100 (Local Amendments to the Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Code Standards) of the CCMC are

1 hereby repealed; and those certain documents, copies of which are on file in the office
2 of the City Clerk, being marked and designated as the 2025 triennial edition of the
3 California Code of Regulations, Title 24 (California Building Standards Code), consisting
4 of Parts 1 through 6, part 8, and parts 10 through 12, with specified appendices,
5 amendments, supplements and errata, are hereby adopted as the Building Standards
6 Administrative Code, Building Code, Residential Building Code, Electrical Code,
7 Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Existing
8 Building Code, Green Building Standards Code, and Reference Standards Code of the
9 City of Culver City, in the State of California, and each and all of the regulations,
10 provisions, penalties, conditions and terms of said Codes on file in the office of the City
11 Clerk of Culver City are hereby incorporated, referred to, adopted, and made a part
12 hereof, as though fully set out in this ordinance.

13
14 **SECTION 3:** CCMC Section 15.02.100, having been repealed in Section 2
15 above, is hereby replaced as follows:

16 **§15.02.100 California Building Standards Administrative Code Adopted by**
17 **Reference**

18 A. The 2025 Edition of the California Building Standards Administrative
19 Code, published by the International Code Council, and all appendices, amendments,
20 supplements and errata thereto, is hereby adopted by reference and shall be applicable
21 to the City of Culver City, and referred to as the “Building Standards Administrative
22 Code of the City of Culver City.”

23 B. One copy of the Building Standards Administrative Code of the City of
24 Culver City shall be kept on file in the Building Official’s office for public inspection.

25
26 **SECTION 4.** CCMC Section 15.02.105 (“CCMC”) having been repealed in
27 Section 2 above, is hereby replaced as follows:

1 **15.02.105 CALIFORNIA BUILDING CODE ADOPTED BY REFERENCE WITH**
2 **LOCAL AMENDMENTS.**

3 **A. Adoption of California Building Code, 2025 Edition.**

4 Pursuant to California Government Code Section 50022.2, the California Building
5 Code, 2025 Edition, published at Title 24, Part 2, of the California Code of Regulations,
6 including Appendices F, G, H, I, J, N and P (“CBC”) is adopted by reference, subject to
7 the amendments, additions and deletions set forth below.

8 One true copy of the CBC is on file in the office of the Building Official and is
9 available for public inspection as required by law.

10 **B. Amendments to the 2025 California Building Code.**

11 ***Section 105.1 of Chapter 1 of the CBC is amended to read as follows:***

12 **105.1 Permit Required.**

13 Any owner or authorized agent who intends to construct, enlarge, alter, repair,
14 move, demolish, or change the occupancy of a building or structure, or to erect, install,
15 enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or
16 plumbing system, the installation of which is regulated by this code, or to cause any
17 such work to be done, shall first make application to the building official and obtain the
18 required permit. Parking lots shall not be paved, improved, striped, or restriped unless a
19 separate permit for each parking lot has first been obtained from the building official.

20 Exception: A separate permit shall not be required to pave, improve, stripe, or
21 restripe a parking lot when such work is included in the scope of another project for
22 which a building permit has been issued and when the design of such parking lot was
23 included in the plan check review of such project.

24
25 ***Subsection 14 is added to § 105.2 of Chapter 1 of the CBC as follows:***

26 **105.2 Work exempt from permit.**

27 Building:
28

1 14. Block wall and concrete wall not over 3 feet 6 inches high.

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3 ***Subsection 105.3.1.1 is added to Section 105.3.1 of Chapter 1 of the CBC as***
4 ***follows:***

5 **105.3.1.1 Electric Vehicle Charging Stations Permitting**

6 **105.3.1.1.1 Purpose and Intent.** The purpose of this Chapter is to promote and
7 encourage the use of electric vehicles by creating an expedited, streamlined permitting
8 process for electric vehicle charging stations while promoting public health, safety and
9 welfare and preventing specific adverse impacts in the installation and use of such
10 charging stations. This Chapter is also adopted to comply with California Government
11 Code Section 65850.7.

12 **105.3.1.1.2 Definitions.**

13 For the purpose of this Chapter, the following definitions shall apply unless the
14 context clearly indicates or requires a different meaning.

15 **ELECTRIC VEHICLE CHARGING STATION or CHARGING STATION.** Any
16 level of electric vehicle supply equipment station that is designed and built in
17 compliance with Article 625 of the California Electrical Code, as it reads on the effective
18 date of this Chapter; and delivers electricity from a source outside an electric vehicle
19 into a plug-in electric vehicle.

20 **ELECTRONIC SUBMITTAL.** The utilization of one or more of the following:

- 21 1. Electronic mail or email.
22 2. The internet.
23 3. Facsimile.

24 **SPECIFIC, ADVERSE IMPACT.** A significant, quantifiable, direct, and
25 unavoidable impact, based on objective, identified, and written public health or safety
26 standards, policies, or conditions as they existed on the date the application was
27 deemed complete.
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1 **105.3.1.1.3 Expedited Permitting Process.**

2 Consistent with Government Code Section 65850.7, the Building Official shall
3 implement an expedited, streamlined permitting process for electric vehicle charging
4 stations, and adopt a checklist of all requirements with which electric vehicle charging
5 stations shall comply with to be eligible for expedited review. The expedited,
6 streamlined permitting process and checklist may refer to the recommendations
7 contained in the most current version of the "Plug-In Electric Vehicle Infrastructure
8 Permitting Checklist" of the "Zero-Emission Vehicles in California: Community
9 Readiness Guidebook" as published by the Governor's Office of Planning and
10 Research. The City's adopted checklist shall be published on the City's website.

11 **105.3.1.1.4 Permit Application Processing.**

12 A. Prior to submitting an application for processing, the applicant shall verify
13 that the installation of an electric vehicle charging station will not have specific, adverse
14 impact to public health and safety and building occupants. Verification by the applicant
15 includes but is not limited to: electrical system capacity and loads; electrical system
16 wiring, bonding and overcurrent protection; building infrastructure affected by charging
17 station equipment and associated conduits; areas of charging station equipment and
18 vehicle parking.

19 B. A permit application that satisfies the information requirements in the City's
20 adopted checklist shall be deemed complete and be promptly processed. Upon
21 confirmation by the Building Official that the permit application and supporting
22 documents meets the requirements of the City adopted checklist; and is consistent with
23 all applicable laws and health and safety standards, the Building Official shall,
24 consistent with Government Code Section 65850.7, approve the application and issue
25 all necessary permits. Such approval does not authorize an applicant to energize or
26 utilize the electric vehicle charging station until approval is granted by the City. If the
27 Building Official determines that the permit application is incomplete, he or she shall
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1 issue a written correction notice to the applicant, detailing all deficiencies in the
2 application and any additional information required to be eligible for expedited permit
3 issuance.

4 C. Consistent with Government Code Section 65850.7, the Building Official
5 shall allow for electronic submittal of permit applications covered by this Chapter and
6 associated supporting documentation. In accepting such permit applications, the
7 Building Official shall also accept electronic signatures on all forms, applications, and
8 other documentation in lieu of a wet signature by any applicant.

9 D. No fee shall be imposed on the applicant for the filing and processing of a
10 permit application for installation of an electric vehicle charging station.

11 **105.3.1.1.5 Technical Review.**

12 A. It is the intent of this Chapter to encourage the installation of electric vehicle
13 charging stations by removing obstacles to permitting for charging stations so long as
14 the action does not supersede the Building Official's authority to address higher priority
15 life-safety situations. If the Building Official makes a finding based on substantial
16 evidence that the electric vehicle charging station could have a specific adverse impact
17 upon the public health or safety, as defined in this Chapter, the City may require the
18 applicant to apply for a use permit.

19 B. In the technical review of a charging station, consistent with Government
20 Code Section 65850.7, the Building Official shall not condition the approval for any
21 electric vehicle charging station permit on the approval of such a system by an
22 association, as that term is defined by Civil Code Section 4080.

23 **105.3.1.1.6 Electric Vehicle Charging Stations Installation Requirements**

24 A. Electric vehicle charging station equipment shall meet the requirements of
25 the California Electrical Code, the Society of Automotive Engineers, the National
26 Electrical Manufacturers Association, and accredited testing laboratories such as
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Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

B. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

C. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

D. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

Section 105.3.2 of Chapter 1 of the CBC is amended to read as follows:

105.3.2 Expiration of Plan Check.

An application for a permit for any proposed work is deemed abandoned 12 months after the application date, unless such application has been pursued in good faith or a permit issued. Unless otherwise provided, after expiration of the application, the City may not issue a permit until the plans are rechecked and approved, and a new fee is paid.

Exception: The Building Official may grant extensions of time for additional periods not exceeding one year each if a permit applicant submits in writing sufficient evidence that unusual conditions or circumstances precluded the securing of the permit within the allocated time.

1 ***Section 105.5 of Chapter 1 of the CBC is amended to read as follows:***

2 **105.5 Expiration of Permits.**

3 Every permit issued shall become invalid unless the work on the site authorized
4 by such permit is commenced within 12 months after its issuance, or if the work
5 authorized on the site by such permit is suspended or abandoned for a period of 180
6 days after the time the work is commenced. Work shall be considered suspended or
7 abandoned if the building official determines that substantial work has not been
8 performed within the time specified above. Substantial work shall be constructed to
9 mean:

10 1. Measurable work such as, but not limited to, the addition of footings, structural
11 members, flooring, wall covering, etc.

12 2. The work mentioned in subsection 1 of this Section 105.5 above must
13 constitute 20% of the value of the work for which the permit was issued in any 180-day
14 period for Group R, Division 3 occupancies and 10% for all other occupancies.

15 Before such work can be recommenced, a new permit shall be first obtained to
16 do so, and the fee therefore shall be one half the amount required for a new permit for
17 such work, provided no changes have been made or will be made in the original plans
18 and specifications for such work, and provided further that such suspension or
19 abandonment has not exceeded one year. In order to renew action on a permit after
20 expiration, the permittee shall pay a new permit fee and may be required to comply with
21 all applicable new regulations at the time of issuance. The building official is authorized
22 to grant, in writing, one or more extensions of time, for periods not more than one year
23 each. The extension shall be requested in writing and justifiable cause demonstrated.
24 Except as otherwise provided, every permit issued by the City is valid for a period of
25 three (3) years.

26 Exception: The Building Official may grant extensions of time and permit renewal
27 if a permit applicant submits in writing sufficient evidence that unusual conditions or
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1 circumstances precluded from the work being completed. An extension of time may
2 require conditions of approval and additional fees.

3
4 ***Section 105.8 Chapter 1 of the CBC is added to read as follows:***

5 **105.8 Responsibility of permittee.**

6 Building permits shall be presumed by the City to incorporate all of the work that
7 the applicant, the applicant's agent, employees and/or contractors shall carry out. Said
8 proposed work shall be in accordance with the approved plans and with all
9 requirements of this code and any other laws or regulations applicable thereto. No city
10 approval shall relieve or exonerate any person from the responsibility of complying with
11 the provisions of this code nor shall any vested rights be created for any work
12 performed in violation of this code.

13
14 ***Section 109.4 of Chapter 1 of the CBC is amended to read as follows:***

15 **109.4 Work commencing before permit issuance.**

16 Any person who commences any work on a building, structure, electrical, gas,
17 mechanical or plumbing system before obtaining the necessary permits shall be subject
18 to a fee in addition to the normally established permit fee, equal to 100% of such
19 normally established permit fee, or as otherwise determined by the building official.

20
21 ***Section 109.6.1 of Chapter 1 of the CBC is added to read as follows:***

22 **109.6.1 Plan check fees refund.**

23 No portion of the plan check fee shall be refunded unless plan review has not
24 been performed, in which case 80 percent of the plan check fee shall be refunded upon
25 written application for refund submitted by the person who made original payment of
26 such fee and with the written consent of the owner of the real property on which the
27 work was proposed to be done. The Building Official shall determine, in such official's
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1 discretion, whether an applicant is qualified to receive a refund. After 180 days have
2 elapsed from the date of the submittal for plan check, no plan check fees shall be
3 refunded. In the event subsequent application for plan check is made by a person who
4 has received a refund, the full amount of all required fees shall be paid as elsewhere
5 provided in this chapter.

6
7 ***Section 109.6.2 of Chapter 1 of the CBC is added to read as follows:***

8 **109.6.2 Permit fees refund.**

9 In the event any person shall have obtained a building permit and no portion of
10 the work or construction covered by such permit shall have commenced, nor any
11 inspection performed by any City employee, and notice of abandonment has been
12 received from the owner of the real property on which such work would have been
13 performed, the permittee, upon presentation to the Building Official of a written request
14 for refund, shall be entitled to a refund in an amount equal to 80 percent of the building
15 permit fee actually paid for such permit. The Building Official shall determine, in such
16 official's discretion, whether an applicant is qualified to receive a refund. After 180 days
17 have elapsed from the date of the issuance of the permit, no permit fees shall be
18 refunded. In the event subsequent application for a permit is made by a person who has
19 received a refund, the full amount of all required fees shall be paid as elsewhere
20 provided in this chapter.

21 **Exception:**

22 1. If a permit has been issued for a project located in an area outside the
23 jurisdiction of the City, 100 percent of the permit and plan checking fee may be
24 refunded.

25 2. If a duplicate permit has been erroneously issued, 100 percent of the
26 duplicated permit and plan checking fee may be refunded.

1 ***Section 109.7 of Chapter 1 of the CBC is added to read as follows:***

2 **109.7 Re-inspections.**

3 A re-inspection fee in the amount set by City Council resolution may be assessed
4 for each inspection or re-inspection when such portion of work for which inspection is
5 called is incomplete or when required corrections are not made. This section is not to be
6 interpreted as requiring re-inspection fees the first time a job is rejected for failure to
7 comply with the requirements of this code, but as controlling the practice of calling for
8 inspections before the job is ready for such inspection or re-inspection. Re-inspection
9 fees may be assessed when the inspection record card is not posted or otherwise
10 available on the work site, the approved plans are not readily available to the inspector,
11 for failure to provide access on the date for which inspection is requested, or for
12 deviating from plans requiring the approval of the building official. In instances where re-
13 inspection fees have been assessed, no additional inspection of the work will be
14 performed until required fees have been paid.

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16 ***Section 110.1.1 of Chapter 1 of the CBC is added to read as follows:***

17 **110.1.1 Setback Certification required.**

18 A California State licensed surveyor is required to certify the location of the new
19 construction when it is within 3 feet of a setback line or property line prior to the first
20 foundation inspection. A copy of the certification shall be available to the Building Safety
21 Division inspector for the job file prior to the first inspection.

22 Exception: Wherever there are practical difficulties involved in carrying out the
23 provisions of this section, the Building Official shall have the authority to grant
24 modifications for individual cases.

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26 ***Section 113.4 of Chapter 1 of the CBC is added to read as follows:***

27 **113.4 Access Board of Appeals.**

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1 A. There shall be a Disability Access Board of Appeals ("Access Board of
2 Appeals") to consist of five members. Each member shall be appointed and hold office
3 in accordance with procedures established by resolution of the City Council. Three of
4 the five members shall be members of the Building Board of Appeals and shall be co-
5 appointed by the City Council to be a member of the Building Board of Appeals and the
6 Access Board of Appeals. Two of the five members shall be "physically handicapped
7 persons" (as defined by California Health and Safety Code Section 19957.5).

8 B. The Access Board of Appeals shall be considered a "standing committee" with
9 a continuing subject matter jurisdiction. Thus, the Access Board of Appeals shall be
10 subject to the requirements of the Brown Act (California Government Code Section
11 54950 et seq.); however, the Access Board of Appeals shall have no regular meetings,
12 and all meetings shall be special meetings noticed pursuant to California Government
13 Code Section 54956. The Access Board of Appeals shall conduct its meetings in
14 accordance with procedures established by resolution of the City Council. The Access
15 Board of Appeals may establish its own rules of procedure or by-laws consistent with
16 City Council resolutions and ordinances.

17 C. Any person aggrieved by a determination made by the Building Official or Fire
18 Code Official in administering or enforcing the portions of this chapter related to access
19 to "public accommodations or facilities" (pursuant to California Health and Safety Code
20 Section 19955, et seq.) may appeal the determination to the Access Board of Appeals.
21 The appeal shall be filed with the Building Official no later than 10 days after receipt of
22 written notice of the determination and the appeal provisions of this section. Upon
23 receipt of an appeal by the Building Official, a hearing shall be scheduled before the
24 Access Board of Appeals. The Access Board of Appeals shall consider relevant
25 evidence presented at the hearing and shall render a final written decision within a
26 reasonably prompt time after conducting the hearing. The authority of the Access Board
27 of Appeals to render a written decision shall be limited to the scope of authority of the
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1 Building Official, and the Access Board of Appeals shall have no authority to waive a
2 requirement of this chapter.

3 D. Any person aggrieved by a decision of the Access Board of Appeals may
4 request an administrative hearing within 10 days of the issuance of the final written
5 decision. Any such request shall be made and heard in the same manner as an
6 administrative hearing related to an administrative citation, in accordance with City of
7 Culver City Municipal Code.

8 E. Failure to timely request an appeal to the Access Board of Appeals (pursuant
9 to subsection C), or to an administrative hearing officer (pursuant to subsection D)
10 constitutes a waiver of the hearing and a failure to exhaust administrative remedies.

11 F. Unless otherwise designated by the City Manager, the Building Official shall
12 be the principal city staff liaison to the Access Board of Appeals, and the Building
13 Official shall appoint a secretary to the Access Board of Appeals to comply with all
14 procedural requirements related to the Brown Act.

15 G. The Building Official may request a special meeting of the Access Board of
16 Appeals in order to request advisory comments from the Access Board of Appeals
17 regarding issues related to this chapter, such as the potential adoption of new codes,
18 proposed code changes, or alternate methods and materials.

19
20 ***Section 117 of Chapter 1 of the CBC is added to read as follows:***

21 **117 Solar Photovoltaic Systems**

22 **117.1 Definitions.** Terms defined herein shall have the following meanings when
23 used in this Section:

24 BUILDING OFFICIAL. The Building Official of the City of Culver City or his or her
25 designee.

26 CALIFORNIA ENERGY EFFICIENCY STANDARDS. The California Energy
27 Efficiency Standards set forth in Title 24, Part 6, of the California Code of Regulations.
28

1 CITY. The City of Culver City.

2 DIRECTOR. The Community Development Director of the City of Culver City or
3 his or her designee.

4 SOLAR PHOTOVOLTAIC SYSTEM. A system that generates electricity from the
5 sun.

6 **117.1 Requirements.** All new buildings of 10,000 square feet or more of gross
7 floor area, additions equal to 10,000 square feet or more of gross floor area, and major
8 renovations to existing buildings of 10,000 square feet or more of gross floor area,
9 where such renovation is equal to at least fifty percent (50%) of the valuation of the
10 existing building, shall be equipped with a one kilowatt (1 kw) solar photovoltaic system
11 per each 10,000 square feet of gross floor area, or fraction thereof.

12 A. Except as otherwise expressly provided, this Section shall not apply to one-
13 and two-family residences, parking structures, garages, and renovations or additions to
14 existing buildings.

15 B. For qualifying projects, the number of panels required for any given system
16 shall be the total required energy production of the project, divided by the energy
17 production capability of a single panel as specified on the project.

18 C. When calculating the number of panels required, fractional panels equal to or
19 greater than one half shall be rounded up to the nearest whole number; fractional
20 panels less than one half shall be rounded down to the nearest whole number.

21 **117.2 Exceptions.** Upon the written approval of the Director, an applicant who is
22 unable to install the required solar photovoltaic system, due to the configuration of the
23 proposed construction project, shall comply with one of the following options in order to
24 satisfy the requirements set forth in § 117.1:

25 A. In-lieu fee.

26 1. An applicant shall pay an in-lieu fee in an amount equal to the cost of
27 a solar photovoltaic system installed in a comparable project.

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2. Fees generated from in lieu payments pursuant to this Subsection shall be appropriated and disbursed only for solar photovoltaic designs and installations on City buildings or facilities.

3. The amount and process for the collection, utilization and return of fees contemplated by this Section shall be established by resolution of the City Council.

B. Alternate location. An applicant shall install a solar photovoltaic system equivalent to a system installed in a comparable project on another building owned by the applicant and located in Culver City.

117.3 Building Permit Fees and Inspections.

A. Plan check and permit fees in an amount not to exceed Five Thousand Dollars (\$5,000) shall be waived for solar photovoltaic installations. This subsection, 117.3.A, shall remain in effect until May 23, 2028, and as of that date is repealed, unless a later enacted statute, enacted before May 23, 2028, deletes or extends that date.

B. The value of the required solar photovoltaic system shall not be required to be included in the overall construction valuation of the project for the purposes of determining building permit fees.

C. No final inspection shall be approved for a construction project subject to the requirements of this Subchapter, nor shall a temporary or final certificate of occupancy be issued for such project, prior to the installation of the solar photovoltaic system being completed, inspected and fully operational, unless otherwise excepted pursuant to §117.2.

Section 118 of Chapter 1 of the CBC is added to read as follows:

118 Sandblasting.

1 The purpose of this Section is to prevent the dust and debris that occurs in
2 sandblasting operations from spreading throughout the neighborhood creating a public
3 health hazard.

4 **118.1 Permit Required; Compliance with Regulations.**

5 A. No person shall sandblast or cause to be sandblasted the outside or inside of
6 any building or structure within the City without first paying the fee and obtaining a
7 permit from the Division of Building and Safety and without complying with
8 regulations adopted by the City Council which are reasonable necessary to protect
9 the public health and safety and property from damage which may result from
10 sandblasting.

11 B. No permit for dry sandblasting shall be issued unless the Building Official
12 determines that extraordinary reasons exist for the use of such a process and that
13 adequate measures will be taken to protect the public health and safety from the effect
14 of such dry sandblasting.

15 **118.2 Enforcement.**

16 A. The Building Official shall have the power to revoke without prior notice any
17 sandblasting permit for failure to comply with any such regulations.

18 B. No person shall do any sandblasting after a permit therefore has been
19 revoked.

20 ***Section 1006.3.5 is added to Chapter 10 of the 2025 CBC and the 2025***
21 ***California Fire Code to read as follows:***

22
23 1006.3.5 Single-exit buildings with Group R-2 dwelling units with an occupied
24 floor or roof above the third story. Single-exit, Group R-2 occupancy buildings with an
25 occupied floor or roof above the third story are hereby permitted within the City of
26 Culver City so long as they strictly comply with all of the following in addition to the
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requirements of this Code, and the CBC where specified, other than CBC Section 1006.3.4:

1. All dwelling units or accessory dwelling units shall meet the definitions of dwelling units or accessory dwelling units as defined in Chapter 2, and no other type of unit shall be permitted within the building. Group R-2 occupancies, as defined in CBC Section 310.3, within the building shall be limited to apartment houses. Group R-2.1 and Group R-2.2 occupancies shall not be permitted.
2. The building is not classified as a high-rise building as defined in Chapter 2.
3. The floor area of each floor (story or basement) shall not exceed 4,000 net habitable square feet (371.6 m²).
4. There shall be no more than two single exit stairway conditions on the same property.
5. Single-exit buildings over three stories are not permitted in any area designated as a Fire Hazard Severity Zone pursuant to Section 9.02.400.
6. The building shall be of VA (four stories maximum), IVA, IVB, IVC, IIIA, IIA, IB, or IA type of construction.
7. Recycling, waste, and linen chute access shall be located within a separate room and shall not be accessible from the interior stairway. The separate chute access room shall have no horizontal dimension less than five feet (1.53 m) nor be less than 25 square feet (2.32 m²) in area.

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8. Each dwelling unit and each accessory dwelling unit shall be limited to a maximum of six habitable spaces as defined in Chapter 2..
 9. An elevator is required for buildings that are five or six stories in height. All stories must be served by the elevator. When an elevator is provided, it shall comply with CBC Section 3002.4A, general stretcher requirements.
 10. When an elevator is provided, it shall have a pressurized shaft or pressurized hoistway that at all times must remain pressurized in accordance with CBC Section 909.21 at a minimum positive pressure of 0.10 inch of water (25Pa) and a maximum positive pressure of 0.25 inch of water (67Pa) with respect to all adjacent areas on all floors, or shall open into elevator lobbies constructed to comply with CBC Section 3006.
 11. No more than 20 feet (6.10 m) of travel distance to the exit stairway as measured from the entry/exit door of any dwelling unit to the exit stairway door or related passageway door shall be permissible.
 12. Other occupancies are permitted in the same building provided they separately comply with all the requirements of this Code. Other occupancies shall not communicate with the Group R occupancy portion of the building and shall be provided with a separate means of egress, distinct from the single-exit serving the Group R-2 occupancy.

Exception: Parking garages accessory to the Group R-2 occupancy are permitted to use the single-exit stairway.
 13. Private roof decks up to 150 square feet (13.9 m²) per unit are permitted at or below the sixth story. The private roof deck must be

accessible only through that individual unit. Individual roof decks shall be separated from other private roof decks and any other areas by a minimum 42-inch (1067 mm) tall guardrail or walls.

14. No more than a total of four dwelling units (including accessory dwelling units) shall be permitted on each story or basement level.

15. The building shall not exceed six stories, not more than 5 stories of Group R-2 occupancy are permitted to be served by a single exit stairway. Basement levels shall be counted as stories for the purpose of this limit.

16. Exit access doors shall swing in the direction of egress travel at the exterior or interior exit stairway, associated passageway, or vestibule, regardless of the occupant load served. Door swing shall not reduce or encroach into the required stair landing. Landings shall not be reduced by any amount when the door is in any position. Reductions in the minimum required landing dimensions, as allowed per CBC Section 1010.1.5 and CBC Section 1011.6, shall not be permitted.

17. The maximum exit access travel distance, measured in accordance with CBC Section 1017, shall not exceed 125 feet (38.1 m).

18. A corridor complying with CBC Section 1020 or an egress balcony complying with CBC Section 1021 shall separate each dwelling unit entry/exit door from the exit stairway, including any related passageway, on each floor. Corridor and egress balcony walls shall be of not less than 1-hour fire-resistance-rated construction. The egress balcony shall be separated from the interior of the building by walls and opening protectives as required for 1-hour fire-resistance-rated corridors.

- 1 19. Dwelling units, elevators, equipment rooms, storage rooms, trash
2 rooms, and other similar rooms or spaces shall not open into the
3 interior exit stairway enclosure.
- 4 20. An exterior exit stairway or interior exit stairway shall be provided. The
5 interior exit stairway, including any related passageways, shall be a
6 smokeproof enclosure in compliance with CBC Section 909.20.
- 7 21. Electrical receptacles shall be prohibited in an interior exit stairway.
- 8 22. Dwelling unit doors are permitted to open onto an exterior exit stairway
9 as long as the dwelling unit doors do not encroach into the stairs and
10 required stairway landings. Reductions in the minimum required
11 landing dimensions, as allowed per CBC Section 1010.1.5 and CBC
12 Section 1011.6, shall not be permitted.
- 13 23. Exits shall terminate directly onto a public way that is 15 feet wide
14 minimum or onto an egress court where the width of the egress court is
15 equal to or exceeds the court length and terminates at a public way
16 that is no less than 15 feet wide.
- 17 24. The total horizontal travel distance from the edge of the roadway to the
18 farthest unit door (at any level), excluding the vertical rise within a
19 stairway (and associated landings), shall be less than 250 feet.
- 20 25. Notwithstanding CBC Section 1031.2, all basement levels and sleeping
21 rooms within any story or basement shall have not fewer than one
22 emergency escape and rescue opening in accordance with CBC
23 Section 1031.
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1 26. The building shall be provided with a sprinkler system in accordance
2 with NFPA-13 as adopted by the California Building Standards
3 Commission and amended by the City of Culver City.

4 27. A manual fire alarm system and automatic smoke detection system
5 that activates the occupant notification system in accordance with CBC
6 Section 907.5 shall be provided. Smoke detectors shall be located in
7 common spaces outside of dwelling units, including but not limited to
8 gathering areas, laundry rooms, mechanical equipment rooms, storage
9 rooms, interior corridors, interior exit stairway, and passageways.

10 28. Compliance with these requirements does not exempt Single-exit,
11 Group R-2 occupancy buildings with an occupied floor or roof above
12 the third story from any other applicable requirements of the City of
13 Culver City Fire Code or the State Fire Code.

14 29. There shall be 20 feet of width in both the front and rear of the building
15 for fire department access and operations, specifically with regard to
16 aerial ladder usage. For purposes of the rear requirement, a public
17 alley, designated egress court, or other approved form of public access
18 may be used to satisfy all or part of the required 20 feet.

19
20 ***Section 1507.3.1 of the 2025 CBC is amended to read as follows:***

21 **1507.3.1 Deck requirements.** Concrete and clay tile shall be installed only over
22 solid sheathing.

23 **Exception:** Spaced lumber shall be permitted in Seismic Design Categories
24 A, B, and C.

25
26 ***Sections 1613.5 and 1613.5.1 are added to Chapter 16 of the 2025 CBC to***
27 ***read as follows:***

1613.5 Amendments to ASCE 7. The provisions of Section 1613.5 shall be permitted as an amendment to the relevant provisions of ASCE 7.

1613.5.1 Values for vertical combinations. Modify ASCE 7 Section 12.2.3.1

Exception 3 as follows:

3. Detached one- and two-family dwellings up to two stories in height of light frame construction.

Section 1613.5.2 is added to Chapter 16 of the 2025 CBC to read as follows:

1613.5.2 Wood Diaphragms. Modify ASCE 7 Section 12.11.2.2.3 as follows:

12.11.2.2.3 Wood Diaphragms.

In wood diaphragms, the continuous ties shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toe nails or nails subject to withdrawal nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective as providing ties or struts required by this section.

For structures assigned to Seismic Design Category D, E or F, wood diaphragms supporting concrete or masonry walls shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form sub-diaphragms to transmit the anchorage forces to the main continuous crossties.

2. The maximum diaphragm shear used to determine the depth of the sub-diaphragm shall not exceed 75% of the maximum diaphragm shear.

Section 1613.5.3 is added to Chapter 16 of the 2025 CBC to read as follows:

1613.5.3 Structural separation. add ASCE 7 Section 12.12.3 Equation 12.12-1 as follows:

$$\delta_{DE} = \frac{C_d d_s}{I_s} + \delta_{di}$$

(12.12-1)

~~(12.12-1)~~

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Section 1613.6 is added to Chapter 16 of the 2025 CBC to read as follows:

1613.6 Seismic design provisions for hillside buildings.

1613.6.1 Purpose. The purpose of this section is to establish minimum regulations for the design and construction of new buildings and additions to existing buildings when constructing such buildings on or into slopes steeper than one unit vertical in three units horizontal (33.3%). These regulations establish minimum standards for seismic force resistance to reduce the risk of injury or loss of life in the event of earthquakes.

1613.6.2 Scope. The provisions of this section shall apply to the design of the lateral-force-resisting system for hillside buildings at and below the base level diaphragm. The design of the lateral-force-resisting system above the base level diaphragm shall be in accordance with the provisions for seismic and wind design as required elsewhere in this division.

Exception: Non-habitable accessory buildings and decks not supporting or supported from the main building are exempt from these regulations.

1613.6.3 Definitions. For the purposes of this section certain terms are defined as follows:

BASE LEVEL DIAPHRAGM is the floor at, or closest to, the top of the highest level of the foundation.

DIAPHRAGM ANCHORS are assemblies that connect a diaphragm to the adjacent foundation at the uphill diaphragm edge.

DOWNHILL DIRECTION is the descending direction of the slope approximately perpendicular to the slope contours.

1 FOUNDATION is concrete or masonry which supports a building, including
2 footings, stem walls, retaining walls, and grade beams.

3 FOUNDATION EXTENDING IN THE DOWNHILL DIRECTION is a foundation
4 running downhill and approximately perpendicular to the uphill foundation.

5 HILLSIDE BUILDING is any building or portion thereof constructed on or into a
6 slope steeper than one unit vertical in three units horizontal (33.3%). If only a portion of
7 the building is supported on or into the slope, these regulations apply to the entire
8 building.

9 PRIMARY ANCHORS are diaphragm anchors designed for and providing a
10 direct connection as described in Sections 1613.6.5 and 1613.6.7.3 between the
11 diaphragm and the uphill foundation.

12 SECONDARY ANCHORS are diaphragm anchors designed for and providing a
13 redundant diaphragm to foundation connection, as described in Sections 1613.6.6 and
14 1613.6.7.4.

15 UPHILL DIAPHRAGM EDGE is the edge of the diaphragm adjacent and closest
16 to the highest ground level at the perimeter of the diaphragm.

17 UPHILL FOUNDATION is the foundation parallel and closest to the uphill
18 diaphragm edge.

19 **1613.6.4 Analysis and design.**

20 **1613.6.4.1 General.** Every hillside building within the scope of this section shall
21 be analyzed, designed, and constructed in accordance with the provisions of this
22 division. When the code-prescribed wind design produces greater effects, the wind
23 design shall govern, but detailing requirements and limitations prescribed in this and
24 referenced sections shall be followed.

25 **1613.6.4.2 Base level diaphragm-downhill direction.** The following provisions
26 shall apply to the seismic analysis and design of the connections for the base level
27 diaphragm in the downhill direction.
28

1613.6.4.2.1 Base for lateral force design defined. For seismic forces acting in the downhill direction, the base of the building shall be the floor at or closest to the top of the highest level of the foundation.

1613.6.4.2.2 Base shear. In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems. The total base shear shall include the forces tributary to the base level diaphragm including forces from the base level diaphragm.

1613.6.5 Base shear resistance-primary anchors.

1613.6.5.1 General. The base shear in the downhill direction shall be resisted through primary anchors from diaphragm struts provided in the base level diaphragm to the foundation.

1613.6.5.2 Location of primary anchors. A primary anchor and diaphragm strut shall be provided in line with each foundation extending in the downhill direction. Primary anchors and diaphragm struts shall also be provided where interior vertical lateral-force-resisting elements occur above and in contact with the base level diaphragm. The spacing of primary anchors and diaphragm struts or collectors shall in no case exceed 30 feet (9144 mm).

1613.6.5.3 Design of primary anchors and diaphragm struts. Primary anchors and diaphragm struts shall be designed in accordance with the requirements of Section 1613.6.8.

1613.6.5.4 Limitations. The following lateral-force-resisting elements shall not be designed to resist seismic forces below the base level diaphragm in the downhill direction:

1. Wood structural panel wall sheathing,
2. Cement plaster and lath,
3. Gypsum wallboard, and
4. Tension only braced frames.

1 Braced frames designed in accordance with the requirements of Section
2 2205.2.1.2 may be used to transfer forces from the primary anchors and diaphragm
3 struts to the foundation provided lateral forces do not induce flexural stresses in any
4 member of the frame or in the diaphragm struts. Deflections of frames shall account for
5 the variation in slope of diagonal members when the frame is not rectangular.

6 **1613.6.6 Base shear resistance-secondary anchors.**

7 **1613.6.6.1 General.** In addition to the primary anchors required by Section
8 1613.6.5, the base shear in the downhill direction shall be resisted through secondary
9 anchors in the uphill foundation connected to diaphragm struts in the base level
10 diaphragm.

11 Exception: Secondary anchors are not required where foundations extending in
12 the downhill direction spaced at not more than 30 feet (9144 mm) on center extend up
13 to and are directly connected to the base level diaphragm for at least 70% of the
14 diaphragm depth.

15 **1613.6.6.2 Secondary anchor capacity and spacing.** Secondary anchors at
16 the base level diaphragm shall be designed for a minimum force equal to the base
17 shear, including forces tributary to the base level diaphragm, but not less than 600
18 pounds per lineal foot (8.76 kN/m) based on Allowable Stress Design (ASD) levels. The
19 secondary anchors shall be uniformly distributed along the uphill diaphragm edge and
20 shall be spaced a maximum of 4 feet (1219 mm) on center.

21 **1613.6.6.3 Design.** Secondary anchors and diaphragm struts shall be designed
22 in accordance with Section 1613.6.8.

23 **1613.6.7 Diaphragms below the base level-downhill direction.** The following
24 provisions shall apply to the lateral analysis and design of the connections for all
25 diaphragms below the base level diaphragm in the downhill direction.

26 **1613.6.7.1 Diaphragm defined.** Every floor level below the base level
27 diaphragm shall be designed as a diaphragm.

1 **1613.6.7.2 Design force.** Each diaphragm below the base level diaphragm shall
2 be designed for all tributary loads at that level using a minimum seismic force factor not
3 less than the base shear coefficient.

4 **1613.6.7.3 Design force resistance-primary anchors.** The design force
5 described in Section 1613.6.7.2 shall be resisted through primary anchors from
6 diaphragm struts provided in each diaphragm to the foundation. Primary anchors shall
7 be provided and designed in accordance with the requirements and limitations of
8 Section 1613.6.5.

9 **1613.6.7.4 Design force resistance-secondary anchors.**

10 **1613.6.7.4.1 General.** In addition to the primary anchors required in Section
11 1613.6.7.3, the design force in the downhill direction shall be resisted through
12 secondary anchors in the uphill foundation connected to diaphragm struts in each
13 diaphragm below the base level.

14 Exception: Secondary anchors are not required where foundations extending in
15 the downhill direction, spaced at not more than 30 feet (9144 mm) on center, extend up
16 to and are directly connected to each diaphragm below the base level for at least 70%
17 of the diaphragm depth.

18 **1613.6.7.4.2 Secondary anchor capacity.** Secondary anchors at each
19 diaphragm below the base level diaphragm shall be designed for a minimum force equal
20 to the design force but not less than 300 pounds per lineal foot (4.38 kN/m) based on
21 Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly
22 distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet
23 (1219 mm) on center.

24 **1613.6.7.4.3 Design.** Secondary anchors and diaphragm struts shall be
25 designed in accordance with Section 1613.6.8.

1 **1613.6.8 Primary and secondary anchorage and diaphragm strut design.**

2 Primary and secondary anchors and diaphragm struts shall be designed in accordance
3 with the following provisions:

4 1. Fasteners. All bolted fasteners used to develop connections to wood
5 members shall be provided with square plate washers at all bolt heads and nuts.
6 Washers shall be minimum 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by
7 76 mm) in size. Nuts shall be tightened to finger tight plus one half (1/2) wrench turn
8 prior to covering the framing.

9 2. Fastening. The diaphragm to foundation anchorage shall not be accomplished
10 by the use of toenailing, nails subject to withdrawal, or wood in cross-grain bending or
11 cross-grain tension.

12 3. Size of Wood Members. Wood diaphragm struts, collectors, and other wood
13 members connected to primary anchors shall not be less than 3 inch (76 mm) nominal
14 width. The effects of eccentricity on wood members shall be evaluated as required per
15 Item 9.

16 4. Design. Primary and secondary anchorage, including diaphragm struts, splices,
17 and collectors shall be designed for 125% of the tributary force.

18 5. Allowable Stress Increase. The one-third allowable stress increase permitted
19 under Section 1605.3.2 shall not be taken when the working (allowable) stress design
20 method is used.

21 6. Steel Element of Structural Wall Anchorage System. The strength design
22 forces for steel elements of the structural wall anchorage system, with the exception of
23 anchor bolts and reinforcing steel, shall be increased by 1.4 times the forces otherwise
24 required.

25 7. Primary Anchors. The load path for primary anchors and diaphragm struts shall
26 be fully developed into the diaphragm and into the foundation. The foundation must be
27 shown to be adequate to resist the concentrated loads from the primary anchors.

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1 8.Secondary Anchors. The load path for secondary anchors and diaphragm
2 struts shall be fully developed in the diaphragm but need not be developed beyond the
3 connection to the foundation.

4 9.Symmetry. All lateral force foundation anchorage and diaphragm strut
5 connections shall be symmetrical. Eccentric connections may be permitted when
6 demonstrated by calculation or tests that all components of force have been provided
7 for in the structural analysis or tests.

8 10.Wood Ledgers. Wood ledgers shall not be used to resist cross-grain bending
9 or cross-grain tension.

10 **1613.6.9 Lateral-force-resisting elements normal to the downhill direction.**

11 **1613.6.9.1 General.** In the direction normal to the downhill direction, lateral-
12 force-resisting elements shall be designed in accordance with the requirements of this
13 section.

14 **1613.6.9.2 Base shear.** In developing the base shear for seismic design, the
15 response modification coefficient (R) shall not exceed 5 for bearing wall and building
16 frame systems.

17 **1613.6.9.3 Vertical distribution of seismic forces.** For seismic forces acting
18 normal to the downhill direction the distribution of seismic forces over the height of the
19 building using Section 12.8.3 of ASCE 7 shall be determined using the height measured
20 from the top of the lowest level of the building foundation.

21 **1613.6.9.4 Drift limitations.** The story drift below the base level diaphragm shall
22 not exceed 0.007 times the story height at strength design force level. The total drift
23 from the base level diaphragm to the top of the foundation shall not exceed 3/4 inch (19
24 mm). Where the story height or the height from the base level diaphragm to the top of
25 the foundation varies because of a stepped footing or story offset, the height shall be
26 measured from the average height of the top of the foundation. The story drift shall not
27 be reduced by the effect of horizontal diaphragm stiffness.

1 **1613.6.9.5 Distribution of lateral forces.**

2 **1613.6.9.5.1 General.** The design lateral force shall be distributed to lateral-
3 force-resisting elements of varying heights in accordance with the stiffness of each
4 individual element.

5 **1613.6.9.5.2** Wood structural panel sheathed walls. The stiffness of a stepped
6 wood structural panel shear wall may be determined by dividing the wall into adjacent
7 rectangular elements, subject to the same top of wall deflection. Deflections of shear
8 walls may be estimated by AWC SDPWS Section 4.3.2. Sheathing and fastening
9 requirements for the stiffest section shall be used for the entire wall. Each section of
10 wall shall be anchored for shear and uplift at each step. The minimum horizontal length
11 of a step shall be 8 feet (2438 mm) and the maximum vertical height of a step shall be 2
12 feet 8 inches (813 mm).

13 **1613.6.9.5.3 Reinforced concrete or masonry shear walls.** Reinforced
14 concrete or masonry shear walls shall have forces distributed in proportion to the rigidity
15 of each section of the wall.

16 **1613.6.9.6 Limitations.** The following lateral force-resisting-elements shall not
17 be designed to resist lateral forces below the base level diaphragm in the direction
18 normal to the downhill direction:

- 19 1.Cement plaster and lath,
20 2.Gypsum wallboard, and
21 3.Tension-only braced frames.

22 Braced frames designed in accordance with the requirements of Section
23 2205.2.1.2 of this Code may be designed as lateral-force-resisting elements in the
24 direction normal to the downhill direction, provided lateral forces do not induce flexural
25 stresses in any member of the frame. Deflections of frames shall account for the
26 variation in slope of diagonal members when the frame is not rectangular.

27 **1613.6.10 Specific design provisions.**

28

1613.6.10.1 Footings and grade beams. All footings and grade beams shall comply with the following:

1. Grade beams shall extend at least 12 inches (305 mm) below the lowest adjacent grade and provide a minimum 24-inch (610 mm) distance horizontally from the bottom outside face of the grade beam to the face of the descending slope.

2. Continuous footings shall be reinforced with at least two No. 4 reinforcing bars at the top and two No. 4 reinforcing bars at the bottom.

3. All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.

4. All concrete stem walls shall extend from the foundation and reinforced as required for concrete or masonry walls.

1613.6.10.2 Protection against decay and termites. All wood to earth separation shall comply with the following:

1. Where a footing or grade beam extends across a descending slope, the stem wall, grade beam, or footing shall extend up to a minimum 18 inches (457 mm) above the highest adjacent grade.

Exception: At paved garage and doorway entrances to the building, the stem wall need only extend to the finished concrete slab, provided the wood framing is protected with a moisture proof barrier.

2. Wood ledgers supporting a vertical load of more than 100 pounds per lineal foot (1.46 kN/m) based on Allowable Stress Design (ASD) levels and located within 48 inches (1219 mm) of adjacent grade are prohibited. Galvanized steel ledgers and anchor bolts, with or without wood nailers, or treated or decay resistant sill plates supported on a concrete or masonry seat, may be used.

1613.6.10.3 Sill plates. All sill plates and anchorage shall comply with the following:

1. All wood framed walls, including nonbearing walls, when resting on a footing, foundation, or grade beam stem wall, shall be supported on wood sill plates bearing on a level surface.

2. Power-driven fasteners shall not be used to anchor sill plates except at interior nonbearing walls not designed as shear walls.

1613.6.10.4 Column base plate anchorage. The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4,000 pounds (17.8 kN) based on Allowable Stress Design (ASD) levels or more and the base plate for a steel column shall comply with the following:

1. When the post or column is supported on a pedestal extending above the top of a footing or grade beam, the pedestal shall be designed and reinforced as required for concrete or masonry columns. The pedestal shall be reinforced with a minimum of four No. 4 bars extending to the bottom of the footing or grade beam. The top of exterior pedestals shall be sloped for positive drainage.

2. The base plate anchor bolts or the embedded portion of the post base, and the vertical reinforcing bars for the pedestal, shall be confined with two No. 4 or three No. 3 ties within the top 5 inches (127 mm) of the concrete or masonry pedestal. The base plate anchor bolts shall be embedded a minimum of 20 bolt diameters into the concrete or masonry pedestal. The base plate anchor bolts and post bases shall be galvanized, and each anchor bolt shall have at least 2 galvanized nuts above the base plate.

1613.6.10.5 Steel beam to column supports. All steel beam to column supports shall be positively braced in each direction. Steel beams shall have stiffener plates installed on each side of the beam web at the column. The stiffener plates shall be welded to each beam flange and the beam web. Each brace connection or structural member shall consist of at least two 5/8 inch (15.9 mm) diameter machine bolts.

Section 1613.8 is added to Chapter 16 of the 2025 CBC to read as follows:

1 **1613.8 Suspended Ceilings.** Minimum design and installation standards for
2 suspended ceilings shall be determined in accordance with the requirements of Section
3 2506.2.1 of this Code and this section.

4 **1613.8.1 Scope.** This part contains special requirements for suspended ceilings
5 and lighting systems. Provisions of Section 13.5.6 of ASCE 7 shall apply except as
6 modified herein.

7 **1613.8.2 General.** The suspended ceilings and lighting systems shall be limited
8 to 6 feet (1828 mm) below the structural deck unless the lateral bracing is designed by a
9 licensed engineer or architect.

10 **1613.8.3 Sprinkler Heads.** All sprinkler heads (drops) except fire-resistance-
11 rated floor/ceiling or roof/ceiling assemblies, shall be designed to allow for free
12 movement of the sprinkler pipes with oversize rings, sleeves or adaptors through the
13 ceiling tile. Sprinkler heads and other penetrations shall have a 2-inch (50mm) oversize
14 ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1
15 inch (25mm) in all horizontal directions. Alternatively, a swing joint that can
16 accommodate 1 inch (25 mm) of ceiling movement in all horizontal directions is
17 permitted to be provided at the top of the sprinkler head extension.

18 Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling
19 assemblies shall comply with Section 714 of this Code.

20 **1613.8.4 Special Requirements for Means of Egress.** Suspended ceiling
21 assemblies located along means of egress serving an occupant load of 30 or more shall
22 comply with the following provisions.

23 **1613.8.4.1 General.** Ceiling suspension systems shall be connected and braced
24 with vertical hangers attached directly to the structural deck along the means of egress
25 serving an occupant load of 30 or more and at lobbies accessory to Group A
26 Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center
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1 along the entire length of the suspended ceiling assembly located along the means of
2 egress or at the lobby.

3 **1613.8.4.2 Assembly Device.** All lay-in panels shall be secured to the
4 suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-
5 foot (1219 mm) radius of the exit lights and exit signs.

6 **1613.8.4.3 Emergency Systems.** Independent supports and braces shall be
7 provided for light fixtures required for exit illumination. Power supply for exit illumination
8 shall comply with the requirements of Section 1008.3 of this Code.

9 **1613.8.4.4 Supports for Appendage.** Separate support from the structural deck
10 shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and
11 similar elements.

12
13 ***Section 1704.6 of the 2025 CBC is amended to read as follows:***

14 **1704.6 Structural observations.** Where required by the provisions of
15 Section 1704.6.1, 1704.6.2 or 1704.6.3, the owner or the owner's authorized agent
16 shall employ a structural observer to perform structural observations. Structural
17 observation does not include or waive the responsibility for the inspections in
18 Section 110 or the special inspections in Section 1705 or other sections of this code.
19 The structural observer shall be one of the following individuals:

- 20 1.The registered design professional responsible for the structural design, or
21 2.A registered design professional designated by the registered design
22 professional responsible for the structural design.

23 Prior to the commencement of observations, the structural observer shall
24 submit to the building official a written statement identifying the frequency and extent
25 of structural observations.

26 The owner or owner's authorized agent shall coordinate and call a
27 preconstruction meeting between the structural observer, contractors, affected
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1 subcontractors and special inspectors. The structural observer shall preside over the
2 meeting. The purpose of the meeting shall be to identify the major structural
3 elements and connections that affect the vertical and lateral load resisting systems
4 of the structure and to review scheduling of the required observations. A record of
5 the meeting shall be included in the report submitted to the building official.

6 Observed deficiencies shall be reported in writing to the owner or owner's
7 authorized agent, special inspector, contractor and the building official. Upon the
8 form prescribed by the building official, the structural observer shall submit to the
9 building official a written statement at each significant construction stage stating that
10 the site visits have been made and identifying any reported deficiencies which, to the
11 best of the structural observer's knowledge, have not been resolved. A final report
12 by the structural observer which states that all observed deficiencies have been
13 resolved is required before acceptance of the work by the building official.

14
15 ***Section 1704.6.2 of the 2025 CBC is amended to read as follows:***

16 **1704.6.2 Structural observations for seismic resistance.** Structural observations
17 shall be provided for those structures assigned to Seismic Design Category D, E or
18 F where one or more of the following conditions exist:

- 19 1.The structure is classified as Risk Category III or IV.
20 2.The structure is classified as Risk Category I or II, and a lateral design is
21 required for the structure or portion thereof.

22 **Exception:** One-story wood framed Group R-3 and Group U
23 Occupancies less than 2,000 square feet in area, provided the
24 adjacent grade is not steeper than 1 unit vertical in 10 units horizontal
25 (10% sloped), assigned to Seismic Design Category D.

26
27 ***Section 1705.3 of the 2025 CBC is amended to read as follows:***

1 **1705.3 Concrete construction.** The special inspections and tests for
2 concrete construction shall be performed in accordance with this section and Table
3 1705.3.

4 **Exceptions:** Special inspections and tests shall not be required for:

- 5 1. Isolated spread concrete footings of buildings three stories or less above
6 grade plane that are fully supported on earth or rock where the structural
7 design of the footing is based on a specified compressive strength, f'_c , not
8 more than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of
9 the compressive strength specified in the construction documents or used
10 in the footing construction.
- 11 2. Continuous concrete footings supporting walls of buildings three stories or
12 less above grade plane that are fully supported on earth or rock where:
 - 13 2.1. The footings support walls of light-frame construction;
 - 14 2.2. The footings are designed in accordance with Table 1809.7; or
 - 15 2.3. The structural design of the footing is based on a specified
16 compressive strength, f'_c , not more than 2,500 pounds per square inch (psi)
17 (17.2 Mpa), regardless of the compressive strength specified in the
18 construction documents or used in the footing construction.
- 19 3. Nonstructural concrete slabs supported directly on the ground, including
20 prestressed slabs on grade, where the effective prestress in the concrete
21 is less than 150 psi (1.03 Mpa).
- 22 4. Concrete patios, driveways and sidewalks, on grade.

Exception 3 of Section 1705.13 of the 2025 CBC is amended to read as follows:

1705.13 Special inspections for seismic resistance. Special inspections for seismic resistance shall be required as specified in Sections 1705.12.1 through 1705.12.9, unless exempted by the exceptions of Section 1704.2.

Exception: The special inspections specified in Sections 1705.12.1 through 1705.12.9 are not required for structures designed and constructed in accordance with one of the following:

1.The structure consists of light-frame construction; the design spectral response acceleration at short periods, SDS, as determined in Section 1613.3.4, does not exceed 0.5; and the building height of the structure does not exceed 35 feet (10 668 mm)

2.The seismic force-resisting system of the structure consists of reinforced masonry or reinforced concrete; the design spectral response acceleration at short periods, SDS, as determined in Section 1613.3.4, does not exceed 0.5; and the building height of the structure does not exceed 25 feet (7620 mm)

3.The structure is a detached one- or two-family dwelling not exceeding two stories above grade plane, is not assigned to Seismic Design Category D, E or F and does not have any of the following horizontal or vertical irregularities in accordance with Section 12.3 of ASCE 7:

3.1 Torsional or extreme torsional irregularity.

3.2 Nonparallel systems irregularity.

3.3 Stiffness-soft story or stiffness-extreme soft story irregularity.

3.4 Discontinuity in lateral strength-weak story irregularity.

Section 1807.1.4 of the 2025 CBC is amended to read as follows:

1807.1.4 Permanent wood foundation systems. Permanent wood foundation systems shall be designed and installed in accordance with AWC PWF. Lumber and

plywood shall be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B and Section 5.2) and shall be identified in accordance with Section 2303.1.9.1. Permanent wood foundation systems shall not be used for structures assigned to Seismic Design Category D, E or F.

Section 1807.1.6 of the 2025 CBC 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 1807.2 of the 2025 Edition of the California Building Code is amended to read as follows:

1807.2 Retaining walls. Retaining walls shall be designed in accordance with Section 1807.2.1 through 1807.2.3. Retaining walls assigned to Seismic Design Category D, E or F shall not be partially or wholly constructed of wood.

Section 1807.3.1 of the 2025 Edition of the California Building Code is amended to read as follows:

1807.3.1 Limitations. The design procedures outlined in this section are subject to the following limitations:

1.The frictional resistance for structural walls and slabs on silts and clays shall be limited to one-half of the normal force imposed on the soils by the weight of the footing or slab.

2. Posts embedded in earth shall not be used to provide lateral support for structural or nonstructural materials such as plaster, masonry or concrete unless bracing is provided that develops the limited deflection required.

Wood poles shall be treated in accordance with AWP A U1 for sawn timber posts (Commodity Specification A, Use Category 4B) and for round timber posts (Commodity Specification B, Use Category 4B). Wood poles and posts embedded in direct contact with soil shall not be used for structures assigned to Seismic Design Category D, E or F.

Exception: Wood poles and posts embedded in direct contact with soil may be used to support non-habitable, non-occupiable structures such as fences when approved by the building official.

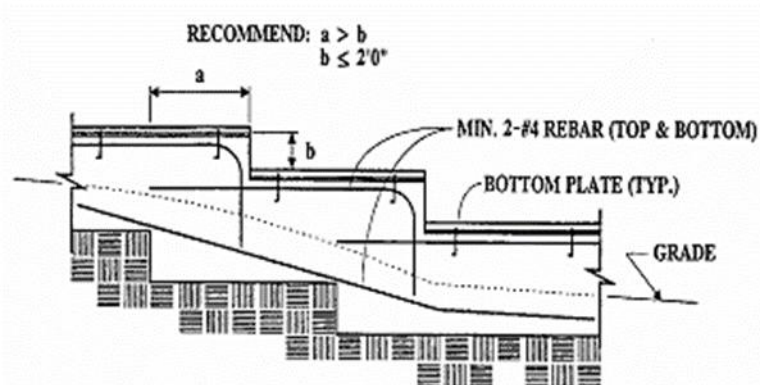
Section 1809.3 of the 2025 CBC is amended to read as follows:

1809.3 Stepped footings. The top surface of footings shall be level. The bottom surface of footings shall be permitted to have a slope not exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

For structures assigned to Seismic Design Category D, E or F, the stepping requirement shall also apply to the top surface of grade beams supporting walls. Footings shall be reinforced with four No. 4 bars. Two bars shall be placed at the top and bottom of the footings as shown in Figure 1809.3.

///

///



STEPPED FOUNDATIONS

FIGURE 1809.3 - STEPPED FOOTING

Section 1809.7 and Table 1809.7 of the 2025 CBC are amended to read as follows:

1809.7 Prescriptive footings for light-frame construction. Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7. Light-frame construction using prescriptive footings in Table 1809.7 shall not exceed one story above grade plane for structures assigned to Seismic Design Category D, E or F.

TABLE 1809.7
PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF
LIGHT-FRAME CONSTRUCTION a, b, c, d, e

NUMBER OF FLOORS SUPPORTED BY THE FOOTING ^f	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	12	6
2	15	6
3	18	8

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- Depth of footings shall be in accordance with Section 1809.4.
- The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing.
- Not Adopted.

- d. See Section 1905 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
- e. For thickness of foundation walls, see Section 1807.1.6.
- f. Footings shall be permitted to support a roof addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.

Section 1809.12 of the 2025 CBC is amended to read as follows:

1809.12 Timber footings. Timber footings shall be permitted for buildings of Type V construction and as otherwise approved by the building official. Such footings shall be treated in accordance with AWP A U1 (Commodity Specification A, Use Category 4B). Treated timbers are not required where placed entirely below permanent water level, or where used as capping for wood piles that project above the water level over submerged or marsh lands. The compressive stresses perpendicular to grain in untreated timber footing supported upon treated piles shall not exceed 70 percent of the allowable stresses for the species and grade of timber as specified in the ANSI/AWC NDS. Timber footings shall not be used in structures assigned to Seismic Design Category D, E or F.

Section 1810.3.2.4 of the 2025 CBC is amended to read as follows:

1810.3.2.4 Timber. Timber deep foundation elements shall be designed as piles or poles in accordance with ANSI/AWC NDS. Round timber elements shall conform to ASTM D 25. Sawn timber elements shall conform to DOC PS-20. Timber deep foundation elements shall not be used in structures assigned to Seismic Design Category D, E or F.

Section 1905.1.7 of the 2025 CBC is amended to read as follows:

1905.1.7 ACI 318, Section 14.1.4. Delete ACI 318, Section 14.1.4, and replace with the following:

14.1.4 – Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

14.1.4.1 – Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement or Cementous material per cubic yard.

(b) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

(c) Plain concrete footings supporting walls are permitted provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exceptions:

Detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls, are permitted to have plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

Section 1905.1 is amended and Sections 1905.1.9 thru 1905.1.11 are added to Chapter 19 of the 2025 CBC to read as follows:

1905.1 General. The text of ACI 318 shall be modified as indicated in Sections 1905.1.1 through 1905.1.11.

1905.1.9 ACI 318, Section 18.7.5. Modify ACI 318, Section 18.7.5, by adding Section 18.7.5.8 and 18.7.5.9 as follows:

18.7.5.8 Where the calculated point of contraflexure is not within the middle half of the member clear height, provide transverse reinforcement as specified in ACI 318 Sections 18.7.5.1, Items (a) through (c), over the full height of the member.

18.7.5.9 – At any section where the design strength, ϕP_n , of the column is less than the sum of the shears V_e computed in accordance with ACI 318 Sections 18.7.6.1 and 18.6.5.1 for all the beams framing into the column above the level under consideration, transverse reinforcement as specified in ACI 318 Sections 18.7.5.1 through 18.7.5.3 shall be provided. For beams framing into opposite sides of the column, the moment components are permitted to be assumed to be of opposite sign. For the determination of the design strength, ϕP_n , of the column, these moments are permitted to be assumed to result from the deformation of the frame in any one principal axis.

1905.1.10 ACI 318, Section 18.10.4. Modify ACI 318, Section 18.10.4, by adding Section 18.10.4.7 as follows:

18.10.4.7 – Walls and portions of walls with $P_u > 0.35P_o$ shall not be considered to contribute to the calculated shear strength of the structure for resisting earthquake-induced forces. Such walls shall conform to the requirements of ACI 318 Section 18.14.

1905.1.11 ACI 318, Section 18.12.6. Modify ACI 318, by adding Section 18.12.6.2 as follows:

18.12.6.2 Collector and boundary elements in topping slabs placed over precast floor and roof elements shall not be less than 3 inches (76 mm) or $6d_b$ in thickness, where d_b is the diameter of the largest reinforcement in the topping slab.

Section 2304.10.1 of the 2025 CBC is amended to read as follows:

2304.10.1 Fastener requirements. Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2301.2. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.1. Staple fasteners in Table 2304.10.1 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the building official.

Section 2304.10.3.1 is added to Chapter 23 of the 2025 CBC to read as follows:

2304.10.3.1 Quality of Nails. In Seismic Design Category D, E or F, mechanically driven nails used in wood structural panel shear walls shall meet the same dimensions as that required for hand-driven nails, including diameter, minimum length and minimum head diameter. Clipped head or box nails are not permitted in new construction. The allowable design value for clipped head nails in existing construction may be taken at no more than the nail-head-area ratio of that of the same size hand-driven nails.

Section 2304.12.2.8 of the 2025 CBC is amended to read as follows:

2304.12.2.8 Wood used in retaining walls and cribs. Wood installed in retaining or crib walls shall be preservative treated in accordance with AWPA U1 for soil and fresh water use. Wood shall not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E or F.

Section 2305.4 is added to Chapter 23 of the 2025 CBC to read as follows:

1 **2305.4 Hold-down connectors.** In Seismic Design Category D, E or F, hold-
2 down connectors shall be designed to resist shear wall overturning moments using
3 approved cyclic load values or 75 percent of the allowable seismic load values that do
4 not consider cyclic loading of the product. Connector bolts into wood framing shall
5 require steel plate washers on the post on the opposite side of the anchorage device.
6 Plate size shall be a minimum of 0.229 inch by 3 inches by 3 inches (5.82 mm by 76
7 mm by 76 mm) in size. Hold-down connectors shall be tightened to finger tight plus one
8 half (1/2) wrench turn just prior to covering the wall framing.

9
10 ***Section 2306.2 of the 2025 CBC is amended to read as follows:***

11 **2306.2 Wood-frame diaphragms.** Wood-frame diaphragms shall be designed
12 and constructed in accordance with AWC SDPWS. Where panels are fastened to
13 framing members with staples, requirements and limitations of AWC SDPWS shall be
14 met and the allowable shear values set forth in Table 2306.2(1) or 2306.2(2) shall only
15 be permitted for structures assigned to Seismic Design Category A, B, or C.

16 Exception: Allowable shear values where panels are fastened to framing
17 members with staples may be used if such values are substantiated by cyclic testing
18 and approved by the building official.

19 The allowable shear values in Tables 2306.2(1) and 2306.2(2) are permitted to
20 be increased 40 percent for wind design.

21 Wood structural panel diaphragms used to resist seismic forces in structures
22 assigned to Seismic Design Category D, E or F shall be applied directly to the framing
23 members.

24 Exception: Wood structural panel diaphragms are permitted to be fastened over
25 solid lumber planking or laminated decking, provided the panel joints and lumber
26 planking or laminated decking joints do not coincide.

1 **Section 2306.3 of the 2025 CBC is amended to read as follows:**

2 **2306.3 Wood-frame shear walls.** Wood-frame shear walls shall be designed
3 and constructed in accordance with AWC SDPWS. For structures assigned to
4 Seismic Design Category D, E, or F, application of Tables 4.3A and 4.3B of AWC
5 SDPWS shall include the following:

- 6 1. Wood structural panel thickness for shear walls shall not be less than 3/8
7 inch thick and studs shall not be spaced at more than 16 inches on center.
8 2. The maximum nominal unit shear capacities for 3/8 inch wood structural
9 panels resisting seismic forces in structures assigned to Seismic Design
10 Category D, E or F is 400 pounds per linear foot (plf).

11 **Exception:** Other nominal unit shear capacities may be permitted if such
12 values are substantiated by cyclic testing and approved by the building
13 official.

- 14 3. Nails shall be placed not less than 1/2 inch in from the panel edges and
15 not less than 3/8 inch from the edge of the connecting members for shear
16 greater than 350 plf using ASD or 500 plf using LRFD. Nails shall be
17 placed not less than 3/8 inch from panel edges and not less than 1/4 inch
18 from the edge of the connecting members for shears of 350 plf or less
19 using ASD or 500 plf or less using LRFD.

- 20 4. Table 4.3B application is not allowed for structures assigned to Seismic
21 Design Category D, E, or F.

22 For structures assigned to Seismic Design Category D, application of Table
23 4.3C of AWC SDPWS shall not be used below the top level in a multi-level
24 building.

25 Where panels are fastened to framing members with staples, requirements
26 and limitations of AWC SDPWS shall be met and the allowable shear values set

27
28

1 forth in Table 2306.3(1), 2306.3(2) or 2306.3(3) shall only be permitted for structures
2 assigned to Seismic Design Category A, B, or C.

3
4 **Exception:** Allowable shear values where panels are fastened to framing
5 members with staples may be used if such values are substantiated by
6 cyclic testing and approved by the building official.

7 The allowable shear values in Tables 2306.3(1) and 2306.3(2) are permitted
8 to be increased 40 percent for wind design. Panels complying with ANSI/APA PRP-
9 210 shall be permitted to use design values for Plywood Siding in the AWC SDPWS.

10
11 ***Section 2307.2 is added to the 2025 CBC to read as follows:***

12 **2307.2 Wood-frame shear walls.** Wood-frame shear walls shall be designed
13 and constructed in accordance with Section 2307.2 as applicable.

Table 2308.6.1 of the 2025 CBC is amended to read as follows:

TABLE 2308.6.1*
WALL BRACING REQUIREMENTS

SEISMIC DESIGN CATEGORY	STORY CONDITION (SEE SECTION 2308.2)	MAXIMUM SPACING OF BRACED WALL LINES	BRACED PANEL LOCATION, SPACING (O.C.) AND MINIMUM PERCENTAGE (X)			MAXIMUM DISTANCE OF BRACED WALL PANELS FROM EACH END OF BRACED WALL LINE
			Bracing method ^b			
			LIB	DWB, WSP	SFB, PBS, PCP, HPS, GB ^{c,d}	
A and B		35'- 0"	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	NP	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
C		35'- 0"	NP	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	NP	Each end and ≤ 25'- 0" o.c. (minimum 25% of wall length) ^e	Each end and ≤ 25'- 0" o.c. (minimum 25% of wall length) ^e	12'- 6"
D and E <u>f, g, h</u>		25'- 0"	NP	$S_{DS} < 0.50$: Each end and ≤ 25'- 0" o.c. (minimum 21% of wall length) ^e	$S_{DS} < 0.50$: Each end and ≤ 25'- 0" o.c. (minimum 43% of wall length) ^e	8'- 0"
				$0.5 \leq S_{DS} < 0.75$: Each end and ≤ 25'- 0" o.c. (minimum 32% of wall length) ^e	$0.5 \leq S_{DS} < 0.75$: Each end and ≤ 25'- 0" o.c. (minimum 59% of wall length) ^e	
				$0.75 \leq S_{DS} \leq 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 37% of wall length) ^e	$0.75 \leq S_{DS} \leq 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 75% of wall length)	
				$S_{DS} > 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 48% of wall length) ^e	$S_{DS} > 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 100% of wall length) ^e	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

NP = Not Permitted.

a. This table specifies minimum requirements for braced wall panels along interior or exterior braced wall lines.

b. See Section 2308.6.3 for full description of bracing methods.

c. For Method GB, gypsum wallboard applied to framing supports that are spaced at 16 inches on center.

d. The required lengths shall be doubled for gypsum board applied to only one face of a braced wall panel.

e. Percentage shown represents the minimum amount of bracing required along the building length (or wall length if the structure has an irregular shape).

f. DWB, SFB, PBS, and HPS wall braces are not permitted in Seismic Design Categories D or E.

g. Minimum length of panel bracing of one face of the wall for WSP sheathing shall be at least 4'-0" long or both faces of the wall for GB or PCP sheathing shall be at least 8'-0" long; h/w ratio shall not exceed 2:1. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide (actual 1 1/2 inch (38 mm) or larger members and spaced a maximum of 16 inches on center. Braced wall panel construction types shall not be mixed within a braced wall line.

h. WSP sheathing shall be a minimum of 15/32" thick nailed with 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.

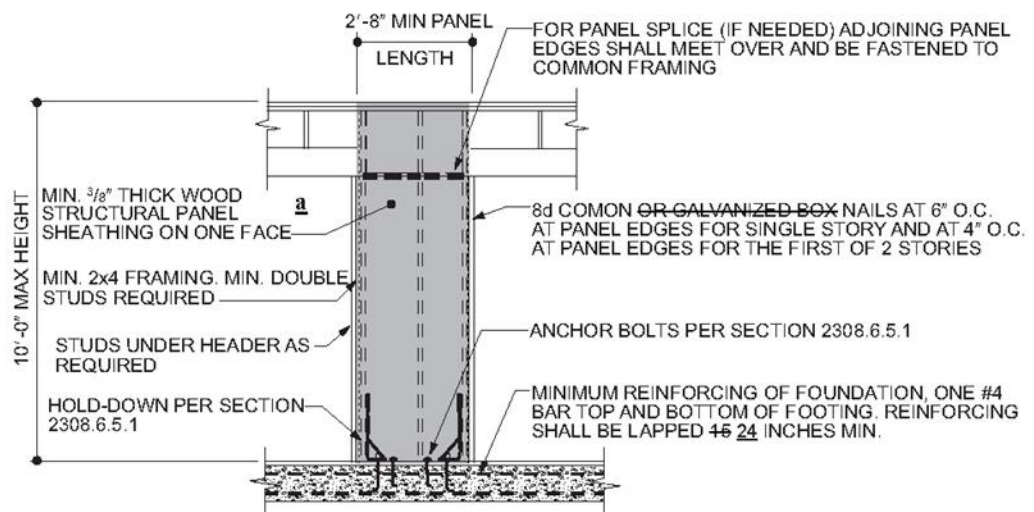
Section 2308.6.5, 2308.6.5.1, and 2308.6.5.2 and Figures 2308.6.5.1 and 2308.6.5.1 of the 2025 CBC are amended to read as follows:

2308.6.5 Alternative bracing. An alternate braced wall (ABW) or a portal frame with hold-downs (PFH) described in this section is permitted to substitute for a 48-inch (1219 mm) braced wall panel of Method DWB, WSP, SFB, PBS, PCP or HPS. For Method GB, each 96-inch (2438 mm) section (applied to one face) or 48-inch (1219 mm) section (applied to both faces) or portion thereof required by Table 2308.6.1 is permitted to be replaced by one panel constructed in accordance with Method ABW or PFH.

2308.6.5.1 Alternate braced wall (ABW). An ABW shall be constructed in accordance with this section and Figure 2308.6.5.1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8-inch (3.2 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.10.1 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section 2308.3.1 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer's recommendations. The ABW shall be supported directly on a

foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing is permitted at door openings in the braced wall line. This continuous footing shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where the ABW is installed at the first story of two-story buildings, the wood structural panel sheathing shall be provided on both faces, three anchor bolts shall be placed at one-quarter points and tie-down device uplift capacity shall be not less than 3,000 pounds (13 344 N).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.

**FIGURE 2308.6.5.1
ALTERNATE BRACED WALL PANEL (ABW)**

2308.6.5 Alternative bracing. An alternate braced wall (ABW) or a portal frame with hold-downs (PFH) described in this section is permitted to substitute for a

48-inch (1219 mm) braced wall panel of Method DWB, WSP, SFB, PBS, PCP or HPS. For Method GB, each 96-inch (2438 mm) section (applied to one face) or 48-inch (1219 mm) section (applied to both faces) or portion thereof required by Table 2308.6.1 is permitted to be replaced by one panel constructed in accordance with Method ABW or PFH.

2308.6.5.1 Alternate braced wall (ABW). An ABW shall be constructed in accordance with this section and Figure 2308.6.5.1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8-inch (3.2 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.10.1 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section 2308.3.1 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer's recommendations. The ABW shall be supported directly on a foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous

1 footing is permitted at door openings in the braced wall line. This continuous
2 footing shall be reinforced with not less than one No. 4 bar top and bottom.
3 This reinforcement shall be lapped 24 inches (610 mm) with the
4 reinforcement required in the continuous foundation located directly under the
5 braced wall line.

6 Where the ABW is installed at the first story of two-story buildings, the wood
7 structural panel sheathing shall be provided on both faces, three anchor bolts
8 shall be placed at one-quarter points and tie-down device uplift capacity shall
9 be not less than 3,000 pounds (13 344 N).

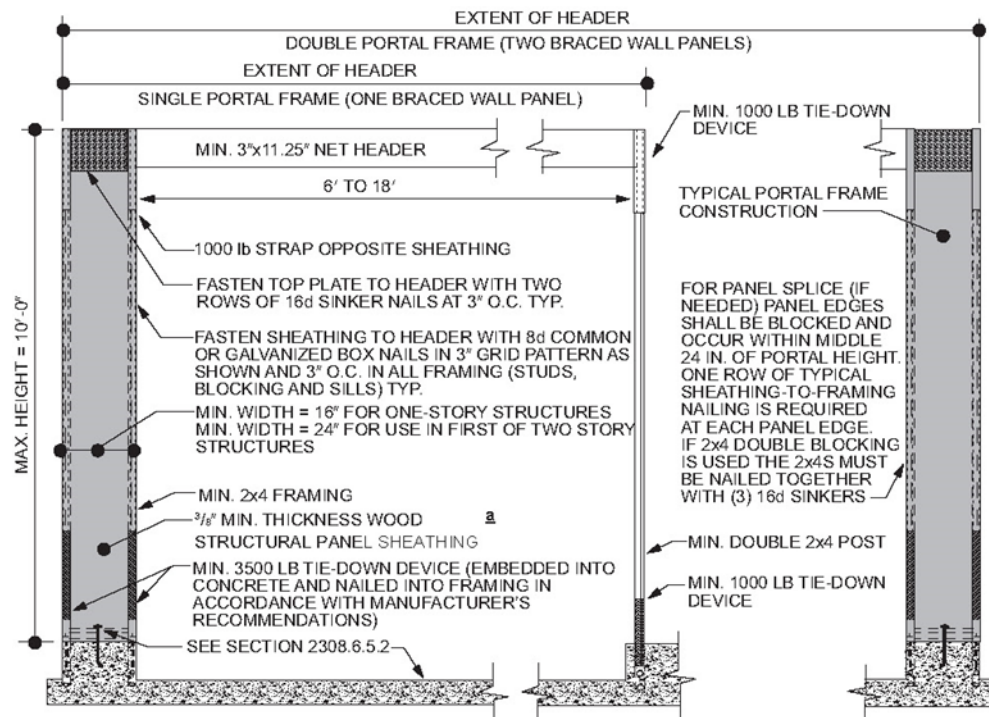
10 **2308.6.5.2 Portal frame with hold-downs (PFH).** A PFH shall be
11 constructed in accordance with this section and Figure 2308.6.5.2. The
12 adjacent door or window opening shall have a full-length header.

13 In one-story buildings, each panel shall have a length of not less than 16
14 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each
15 panel shall be sheathed on one face with a single layer of 3/8-inch (9.5 mm)
16 minimum-thickness wood structural panel sheathing nailed with 8d common
17 or galvanized box nails in accordance with Figure 2308.6.5.2. For structures
18 assigned to Seismic Design Category D or E, each panel shall be sheathed
19 on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural
20 panel sheathing nailed with 8d common nails spaced 3 inches on panel
21 edges, 3 inches at intermediate supports and in accordance with Figure
22 2308.6.5.2. The wood structural panel sheathing shall extend up over the
23 solid sawn or glued-laminated header and shall be nailed in accordance with
24 Figure 2308.6.5.2. A built-up header consisting of at least two 2-inch by 12-
25 inch (51 mm by 305 mm) boards, fastened in accordance with Item 24 of
26 Table 2304.10.1 shall be permitted to be used. A spacer, if used, shall be
27 placed on the side of the built-up beam opposite the wood structural panel
28

1 sheathing. The header shall extend between the inside faces of the first full-
2 length outer studs of each panel. The clear span of the header between the
3 inner studs of each panel shall be not less than 6 feet (1829 mm) and not
4 more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not
5 less than 1,000 pounds (4,400 N) shall fasten the header to the inner studs
6 opposite the sheathing. One anchor bolt not less than 5/8-inch (15.9 mm)
7 diameter and installed in accordance with Section 2308.3.1 shall be provided
8 in the center of each sill plate. The studs at each end of the panel shall have
9 a hold-down device fastened to the foundation with an uplift capacity of not
10 less than 3,500 pounds (15 570 N).

11 Where a panel is located on one side of the opening, the header shall extend
12 between the inside face of the first full-length stud of the panel and the
13 bearing studs at the other end of the opening. A strap with an uplift capacity
14 of not less than 1,000 pounds (4400 N) shall fasten the header to the bearing
15 studs. The bearing studs shall also have a hold-down device fastened to the
16 foundation with an uplift capacity of not less than 1,000 pounds (4400 N). The
17 hold-down devices shall be an embedded strap type, installed in accordance
18 with the manufacturer's recommendations. The PFH panels shall be
19 supported directly on a foundation that is continuous across the entire length
20 of the braced wall line. This foundation shall be reinforced with not less than
21 one No. 4 bar top and bottom. Where the continuous foundation is required to
22 have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch
23 (305 mm by 305 mm) continuous footing is permitted at door openings in the
24 braced wall line. This continuous footing shall be reinforced with not less than
25 one No. 4 bar top and bottom. This reinforcement shall be lapped not less
26 than 24 inches (610 mm) with the reinforcement required in the continuous
27 foundation located directly under the braced wall line.

Where a PFH is installed at the first story of two-story buildings, each panel shall have a length of not less than 24 inches (610 mm).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.

**FIGURE 2308.6.5.2
PORTAL FRAME WITH HOLD-DOWNS (PFH)**

Section 2308.6.8.1 of Chapter 23 of the 2025 CBC is amended to read as follows:

2308.6.8.1 Foundation requirements. Braced wall lines shall be supported by continuous foundations.

Exception: For structures with a maximum plan dimension not more than 50 feet (15240 mm), continuous foundations are required at exterior walls only for structures assigned to Seismic Design Category A, B, or C.

For structures in Seismic Design Categories D and E, exterior braced wall panels shall be in the same plane vertically with the foundation or the portion of the

1 structure containing the offset shall be designed in accordance with accepted
2 engineering practice and Section 2308.1.1.

3
4 ***Section 2308.6.9 of the 2025 CBC is amended to read as follows:***

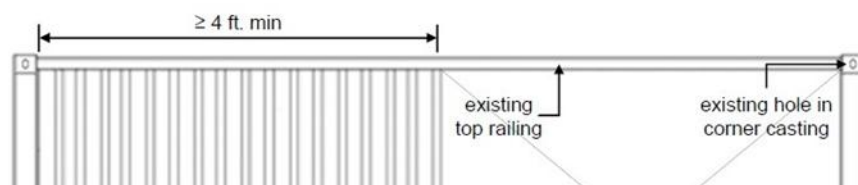
5 **2308.6.9 Attachment of sheathing.** Fastening of braced wall panel sheathing
6 shall not be less than that prescribed in Tables 2308.6.1 or 2304.10.1. Wall sheathing
7 shall not be attached to framing members by adhesives. Staple fasteners in Table
8 2304.10.1 shall not be used to resist or transfer seismic forces in structures assigned to
9 Seismic Design Category D, E or F.

10 Exception: Staples may be used to resist or transfer seismic forces when the
11 allowable shear values are substantiated by cyclic testing and approved by the building
12 official.

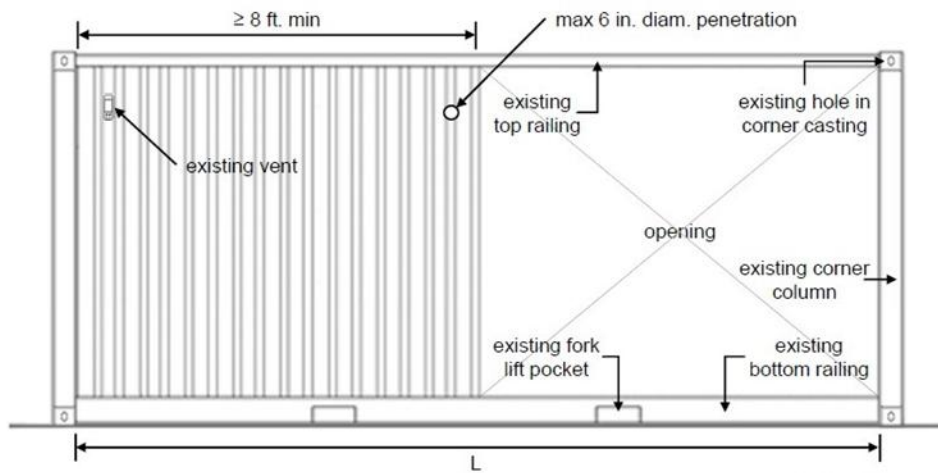
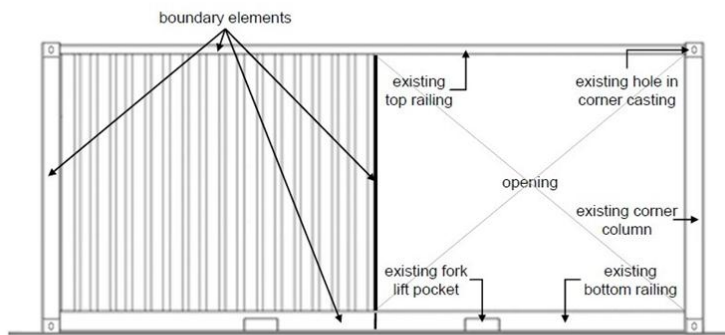
13 All braced wall panels shall extend to the roof sheathing and shall be attached to
14 parallel roof rafters or blocking above with framing clips (18-gauge minimum) spaced at
15 maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails
16 per clip). Braced wall panels shall be laterally braced at each top corner and at
17 maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical
18 framing.

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1 runoff and erosion during construction or demolition activities. At the outset of new
2 construction activities or major remodeling projects, or at the otherwise earliest time it is
3 feasible in the opinion of the Building Official, and notwithstanding the provisions of Title
4 17 of the Culver City Municipal Code (the "Zoning Code"), a protective screen or fence
5 no less than six (6) feet in height shall be erected to the satisfaction of the Building
6 Official between the construction site and immediately adjoining properties, unless the
7 Building Official determines that erection of a screen is not feasible or would serve no
8 practical purpose.

9 **3307.2** The Building Official shall have the authority to stop the construction work
10 at any time that in his or her opinion said construction work has caused, is causing, or is
11 about to cause, damage to adjacent or nearby properties. Said work shall not
12 recommence until the time that the necessary corrections have been made so that no
13 further damage will occur to the affected property (unless the Building Official
14 determines that the damage will be corrected as provided in Section 3307.3) and written
15 approval is obtained from the Building Official that said work may recommence.

16 **3307.3**

17 A. If construction work causes damage to adjacent or nearby properties, the
18 Building Division shall withhold inspections of said work and stop work until (i) the
19 damage to the affected property is repaired (or repair work has commenced and is
20 continued to be performed with due diligence until completed), or (ii) the affected
21 property owner is compensated the cost of repair, or (iii) a documented agreement
22 satisfactory to the Building Official is executed to assure repair of the damage at a more
23 appropriate phase of the construction.

24 B. If there is a bona fide dispute between the owner of the damaged property and
25 the party alleged to have caused said damage, as to the cause of the damage, the
26 method or scope of repair or the cost of the repair, work may resume and inspections
27 provided only if the party performing the construction work posts a bond or cash deposit
28

1 with the City in an amount that the Building Official reasonably determines is sufficient
2 to cover the cost of repair. Where there exists a bona fide dispute, the issues in
3 contention are a civil matter beyond the authority of the City to resolve.

4 **3307.4** The bond called for in Section 3307.3 shall be approved as to form by the
5 City Attorney. The bond or the cash deposit will be held by the City until the dispute is
6 resolved between the parties or by a court of competent jurisdiction. In the event that
7 the aggrieved party does not submit proof to the City that an action has in fact been filed
8 within one (1) year after the issuance of the Certificate of Occupancy, then the City
9 shall, unless good cause is shown, release the bond or deposit. The City shall provide
10 thirty (30) days' written notice to the aggrieved party of its intent to release the bond or
11 deposit.

12 **3307.5**

13 A. Prior to the commencement of new construction or major remodeling projects,
14 including but not limited to demolition of exterior walls or roofs, excavation that requires
15 shoring, sandblasting or other exterior construction activities that require a building
16 permit, the owner or contractor shall mail written notice to the property owners and
17 occupants located within one hundred (100) feet of the construction site that
18 construction will occur, along with a copy of this Section 3307. Said notice shall be
19 mailed to the affected property owners and occupants at least ten (10) days prior to any
20 construction taking place. The notice shall contain the following information:

- 21 1. Address where construction will occur;
- 22 2. Date(s) and approximate times construction will occur;
- 23 3. Name, address, telephone number and state license number of contractor;
- 24 4. Name, address and telephone number of the owner of the property on which
- 25 construction is to occur.
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1 If the owner or the contractor fails to provide the required notice, the Building
2 Official shall have the authority to stop the work until the notice is provided, in addition
3 to any other remedies provided by this Code.

4 B. In addition to the Notice provided for above, the contractor or building shall
5 post a Notice at the construction site, which shall include as a minimum the date(s) and
6 approximate times construction will occur, the name and contact information of the
7 contractor, and the contact information for the City's Building Safety Division.

8 **3307.6** Prior to approval of temporary shoring a geotechnical report shall be
9 provided certifying that the temporary shoring has been installed according the shoring
10 plan and specifying the time period for the integrity of the temporary shoring.

11 **3307.7** The Building Official shall promulgate policies and procedures to
12 effectuate the provisions of this Section.

13
14 ***Section J101.3 is added to the 2025 CBC to read as follows:***

15 **J101.3 Hazards.**

16 1. Whenever the building official determines that any land or any existing
17 excavation or fill has, from any cause, become a menace to life or limb, or endangers
18 public or private property, or adversely affects the safety, use or stability of public or
19 private property, the owner or other person in legal control of the property concerned
20 shall, upon receipt of a written notice thereof from the building official, correct such
21 condition in accordance with the provisions of this appendix and the requirements and
22 conditions set forth in the notice so as to eliminate such condition. The owner or other
23 person in legal control of the property shall immediately comply with the provisions set
24 forth in the notice and shall complete the work within 180 days from the date of the
25 notice unless a shorter period of time for completion has been specified in the notice in
26 which case the owner shall comply with the shorter period of time. Upon written
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1 application and good cause shown, the building official may approve the request for an
2 extension of time to complete the work required by the notice.

3 2. If the above condition is not eliminated within the specified time period, the
4 building official may file with the Office of the Los Angeles County Recorder a certificate
5 stating that the property is deemed substandard and that the owner thereof has been so
6 notified to correct the substandard condition. Said certificate shall specify the conditions
7 creating the substandard classification.

8 3. When the above conditions have been corrected to the satisfaction of the
9 building official, upon receiving a fee from the owner or his agent, the building official
10 shall file with the Office of the Los Angeles County Recorder, within a reasonable period
11 of time, a certificate specifying that the conditions creating the substandard
12 classification have been corrected and that the property is no longer considered
13 substandard.

14
15 ***Section J101.4 is added to the 2025 CBC to read as follows:***

16 **J101.4 Safety Precautions**

17 1. General

18 a) If at any stage of work on an excavation or fill, the building official determines
19 that the work has become or is likely to become dangerous to any person, or is
20 likely to endanger any property, public or private, the building official must be
21 authorized to require safety precautions to be immediately taken by the property
22 owner as a condition to continuing such permitted work or to require cessation
23 thereof forthwith unless and until it is made safe and to amend the plans for such
24 work.

25 b) Safety precautions may include, without limitation, specifying a flatter exposed
26 slope or construction of additional drainage facilities, berms, terracing,
27 compaction, cribbing, retaining walls or buttress fills, slough walls, desilting
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basins, check dams, benching, wire mesh and guniting, rock fences, revetments or diversion walls.

c) Upon the determination of the building official that such safety precautions during grading are necessary, the building official must provide a notice and order to the permittee to implement same. After receiving such notice, oral or written, it is unlawful for the permittee or any person to proceed with such work contrary to such order.

2. Removal of Ground Cover

a) The existing vegetative ground cover of any watershed in any hillside area cannot be destroyed, removed or damaged except for routine maintenance pursuant to lawful grading, use or occupancy of the property or to clear hazardous vegetation near structures and roads.

b) Whenever ground cover is removed or damaged pursuant to a validly issued grading permit, the permittee must restore and maintain the affected area with an approved ground cover, or must accomplish such other erosion control protection measures as may be approved by the building official. Such erosion control must be completed within thirty days after cessation of the grading work or other work pursuant to a validly issued building permit.

3. Maintenance of Protective Devices

All devices used to protect hillside areas from erosion or landslide damage including, without limitation, retaining walls, cribbing, terracing, surface and subsurface drainage structures, interceptor drains, check dams, and riprap must be maintained in good condition and repair as approved by the building official at the time of completion of construction thereof.

Section J101.5 is added to the 2025 CBC to read as follows:

1 **J101.5 Protection of Utilities.** The owner and permittee of any property on
2 which grading has been performed and that requires a grading permit must be
3 responsible for the prevention of damage to any public utilities or services.
4

5 ***Section J101.6 is added to the 2025 CBC to read as follows:***

6 **J101.6 Protection of Adjacent Properties.** The owner and permittee of any
7 property on which grading has been performed and that requires a grading permit is
8 responsible for the prevention of damage to adjacent property and no person must
9 excavate on land sufficiently close to the property line to endanger any adjoining public
10 street, sidewalk, alley, or other public or private property without supporting and
11 protecting such property from settling, cracking or other damage that might result.
12 Special precautions approved by the building official must be made to prevent imported
13 or exported materials from being deposited on the adjacent public way and/or drainage
14 courses. A 30-day excavation notice must be provided as required by California Civil
15 Code Section 829-834 when the excavation is of sufficient depth and proximity to
16 adjacent lot structures.
17

18 ***Section J101.7 is added to the 2025 CBC to read as follows:***

19 **J101.7 Storm water control measures.** The owner and permittee of any
20 property on which grading has been performed and that requires a grading permit under
21 Section J103 shall put into effect and maintain all precautionary measures necessary to
22 protect adjacent water courses and public private property from damage by erosion,
23 flooding, and deposition of mud, debris and construction-related pollutants originating
24 from the site during, and after, grading and related construction activities. Furthermore,
25 the owner and permittee shall be responsible for putting into effect and maintaining
26 appropriate measures necessary to prevent any change in cross-lot surface drainage
27 that may adversely affect any adjoining property as a result of grading and/or
28

1 construction-related activities. Such measures to prevent any adverse cross-lot surface
2 drainage effects on adjoining property shall be required whether shown on approved
3 grading plans or not.

4
5 ***Section J101.8 is added to the 2025 CBC to read as follows:***

6 **J101.8 Conditions of approval.** In granting any permit under this code, the
7 building official may include such conditions as may be reasonably necessary to prevent
8 creation of a nuisance or hazard to public or private property. Such conditions may
9 include, but shall not be limited to:

- 10 1. Improvement of any existing grading to comply with the standards of this code.
11 2. Requirements for fencing of excavations or fills which would otherwise be
12 hazardous.

13
14 ***Section J101.9 is added to the 2025 CBC to read as follows:***

15 **J101.9 Rules and regulations.**

16 **J101.9.1 Rules.** The permissive provisions of this chapter shall not be presumed
17 to waive any regulations imposed by other statutes or other ordinances of the State of
18 California or the City of Culver City.

19 **J101.9.2 Regulations.** If two or more pertinent regulations are not identical,
20 those regulations shall prevail which are more restrictive, or which afford greater safety
21 to life, limb, health, property or welfare. For the purposes of these regulations, grading
22 permits shall be considered as building permits and shall be subject to the
23 administrative provisions of this code, unless otherwise specifically provided for in this
24 chapter.

25
26 ***Section J103.2 is amended to the 2025 CBC to read as follows:***

27 **J103.2 Exemptions.** A grading permit shall not be required for the following:
28

1 1. When approved by the building official, grading in an isolated, self-contained
2 area, provided there is no danger to the public, and that such grading will not adversely
3 affect adjoining properties.

4 2. Excavation for construction of a structure permitted under this code where the
5 excavation is limited to within the volume of the proposed structure.

6 3. Cemetery graves.

7 4. Refuse disposal sites controlled by other regulations.

8 5. Excavations for wells, or trenches for utilities.

9 6. Mining, quarrying, excavating, processing or stockpiling rock, sand, aggregate
10 or clay controlled by other regulations, provided such operations do not affect the lateral
11 support of, or significantly increase stresses in, soil and adjoining properties.

12 7. Exploratory excavations performed under the direction of a registered soils
13 engineer or engineering geologist. This shall not exempt grading of access roads or
14 pads created for exploratory excavations. Exploratory excavations must not create a
15 hazardous condition to adjacent properties or the public in accordance with Section
16 J101.3. Exploratory excavations must be restored to existing conditions, unless
17 approved by the building official.

18 8. An excavation that does not exceed 100 cubic yards (38.3 m³) and complies
19 with one of the following conditions:

20 (1) is less than 3 feet (0.6 m) in depth.

21 (2) does not create a cut slope greater than 5 feet (1.5 m) measured vertically
22 upward from the cut surface to the surface of the natural grade and is not steeper than 4
23 units horizontal to 1 unit vertical (25 percent slope).

24 9. A fill not intended to support a structure, that does not obstruct a drainage
25 course and complies with one of the following conditions:

26 (a) is less than 1 foot (0.3 m) in depth and is placed on natural terrain with
27 a slope flatter than 5 units horizontal to 1 unit vertical (20 percent slope).

(b) is less than 3 feet (0.9 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 100 cubic yards, and creates a fill slope no steeper than 4 units horizontal to 1 unit vertical (25 percent slope).

(c) is less than 5 feet (1.5 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, and creates a fill slope no steeper than 4 units horizontal to 1 unit vertical (25 percent slope).

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Section J103.3 is added to the 2025 CBC to read as follows:

J103.3 Permit issuance.

1. The issuance of a grading permit shall constitute an authorization to do only that work which is described or illustrated on the application for the permit or on the grading plans and specifications approved by the building official at the time of issuance.

2. Jurisdiction of other agencies. Permits issued under the requirements of this chapter shall not relieve the owner of responsibility for securing required permits for work to be accomplished which is regulated by any other code, department or division of the governing agency.

3. Conditions of permit. The building official, upon recommendation of the city traffic and transportation administrator, may impose such regulations with respect to access routes to and from grading sites in hillside areas as the building official shall determine are required in the interest of safety precautions involving pedestrian or vehicular traffic.

1 4. Consent of adjacent property owner. Whenever any excavation or fill requires
2 entry onto adjacent property for any reason, the permit applicant shall obtain the written
3 consent or legal easements or other property rights of the adjacent property owner or
4 their authorized representative, and shall file a signed and duly notarized copy of such
5 consent with the building official, and no permit for such grading work may be issued
6 unless and until all necessary consent documents are so filed. The consent shall be in a
7 form acceptable to the building official.

8
9 ***Section J103.4 is added to the 2025 CBC to read as follows:***

10 **J103.4 Grading fees.**

11 1. Fees for grading plan check and for grading permits shall be established or
12 modified by resolution of the city council. The schedule of such fees shall remain on file
13 and be available in the office of the building official. The building official shall, with the
14 approval of the city manager, recommend changes to the council when the costs to
15 provide grading plan check and grading inspection services make it appropriate.

16 2. The applicant shall pay a plan check fee prior to acceptance of grading plans
17 and specifications for checking by the city.

18 3. Whenever the applicant submits a grading plan for plan check that is
19 substantially different in design of the earthwork as compared to previously submitted
20 grading plans, the submittal shall be considered an original and a new grading plan
21 check fee shall be determined and paid to the city as provided in this section.

22 4. The applicant shall pay a grading permit fee prior to the issuance of a grading
23 permit by the city. The fee shall be based on the total volume of excavation and fill, on
24 the site. If, during grading operations, the plans and specifications for the grading
25 project are revised increasing the volume of excavation, fill, or a combination thereof
26 above the volume that was used to determine the grading permit fee, the applicant shall
27
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1 pay to the city the difference between the original grading permit fee and the
2 recalculated fee before work may resume under the grading permit.

3 5. Whenever grading operations are commenced without an approved grading
4 permit, a penalty shall be added to all unpaid fees for grading plan check and grading
5 permits. The penalty shall be three hundred percent of all fees due the city.

6
7 ***Section J104.2.1 is added to the 2025 CBC to read as follows:***

8 **J104.2.1 Grading Designation.** Grading in hilly terrain in Hillside “H” designated
9 area and all grading in excess of 2,000 cubic yards shall be performed in accordance
10 with the approved grading plan prepared by a registered civil engineer, and shall be
11 designated as "engineered grading." Grading involving less than 2,000 cubic yards and
12 not located in an area of hilly terrain shall be designated as "regular grading" unless the
13 permittee chooses to have the grading performed as engineered grading, or the building
14 official determines that special conditions or unusual hazards exist, in which case
15 grading shall conform to the requirements for engineered grading.

16
17 ***Section J104.2.2 is added to the 2025 CBC to read as follows:***

18 **J104.2.2 Regular grading requirements.** In addition to the provisions of Section
19 106, and Section 104.2, Chapter 1, Division II, an application for a regular grading
20 permit shall be accompanied by plans in sufficient clarity to indicate the nature and
21 extent of the work. The plans shall give the location of the work, the name of the owner,
22 and the name of the person who prepared the plan. If the slope of the grade exceeds 3
23 units horizontal to 1 unit vertical or as required by the building official, the plans and
24 specifications shall be prepared and signed by an individual licensed by the state to
25 prepare such plans or specifications. The plan shall include the following information:

- 26 1. General vicinity of the proposed site.
27 2. Limits and depths of cut and fill.
28

1 3. Location of any buildings or structures where work is to be performed, and the
2 location of any buildings or structures within 15 feet (4.6 m) of the proposed grading.

3 4. Contours, flow areas, elevations, or slopes which define existing and proposed
4 drainage patterns.

5 5. Stormwater provisions in accordance with the requirements of Appendix J and
6 Title 5 Chapter 5.04 of the City of Culver City Municipal Code.

7 6. Location of existing and proposed utilities, drainage facilities, and recorded
8 public and private easements and use restricted use areas.

9 7. Location of all Special Flood Hazard Areas as designated and defined in Title
10 44, Code of Federal Regulations.

11
12 ***Section J104.2.3 is added to the 2025 CBC to read as follows:***

13 **J104.2.3 Engineered grading requirements.** In addition to the provisions of
14 Chapter 1 Division II, Section 107 and Appendix J Section J 104.2, an application for an
15 engineered grading permit shall be accompanied by plans and specifications, and
16 supporting data consisting of a soils engineering report and engineering geology report.
17 The plans and specifications shall be prepared and signed by an individual licensed by
18 the state to prepare such plans or specifications when required by the building official.
19 Specifications shall contain information covering structures and material requirements.
20 Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and
21 extent of the work proposed and show in detail that it will conform to the provisions of
22 this code and all relevant laws, ordinances, rules, and regulations. The first sheet of
23 each set of plans shall give location of the work, the name and address of the owner,
24 and the person by whom they were prepared. The plans shall include, but shall not be
25 limited to, the following information:

26 1. General vicinity of the proposed site.
27
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1 2. Property limits and accurate contours of existing ground and details of terrain
2 and area drainage.

3 3. Limiting dimensions, elevations, or finish contours to be achieved by the
4 grading, proposed drainage channels, and related structures.

5 4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing,
6 dams and other protective devices to be constructed with, or as a part of, the proposed
7 work. A map showing the drainage area and the estimated runoff of the area served by
8 any drains shall also be provided.

9 5. Location of any existing or proposed buildings or structures on the property
10 where the work is to be performed and the location of any buildings or structures on
11 land of adjacent owners that are within 15 feet (4.6 m) of the property or that may be
12 affected by the proposed grading operations.

13 6. Recommendations in the geotechnical engineering report and the engineering
14 geology report shall be incorporated into the grading plans or specifications. When
15 approved by the building official, specific recommendations contained in the
16 geotechnical engineering report and the engineering geology report, that are applicable
17 to grading, may be included by reference.

18 7. The dates of the geotechnical engineering and engineering geology reports
19 together with the names, addresses, and telephone numbers of the firms or individuals
20 who prepared the reports.

21 8. A statement of the earthwork quantities of materials to be excavated and/or
22 filled. Earthwork quantities shall include quantities for geotechnical and geological
23 remediation. In addition, a statement of material to be imported or exported from the
24 site.

25 9. A statement of the estimated starting and completion dates for work covered
26 by the permit.

1 10. A statement signed by the owner acknowledging that a field engineer,
2 geotechnical engineer and engineering geologist, when appropriate, will be employed to
3 perform the services required by this code, whenever approval of the plans and
4 issuance of the permit are to be based on the condition that such professional persons
5 be so employed. These acknowledgements shall be on a form furnished by the building
6 official.

7 11. Storm water provisions are required to be shown on the grading plan in
8 accordance with Appendix J Section J and Title 5 Chapter 5.04 of the CCMC.

9 12. A drainage plan for that portion of a lot or parcel to be utilized as a building
10 site (building pad), including elevation of floors with respect to finish site grade and
11 locations of existing and proposed stoops, slabs, fences or other features that may
12 affect drainage.

13 13. Location and type of any existing or proposed private sewage disposal
14 system.

15 14. Location of existing and proposed utilities, drainage facilities, and recorded
16 public and private easements.

17 15. Location of all recorded floodways.

18 16. Location of all Special Flood Hazard Areas as designated and defined in Title
19 44, Code of Federal Regulations.

20
21 ***Section J109.5 is added to the 2025 CBC to read as follows:***

22 **J109.5 Disposal.** All drainage facilities shall be designed to carry waters to the
23 nearest practicable street, storm drain, or natural watercourse drainage way approved
24 by the building official or other appropriate governmental agency jurisdiction provided it
25 is a safe place to deposit such waters. Erosion of ground in the area of discharge shall
26 be prevented by installation of non-erosive down drains or other devices. Desilting
27 basins, filter barriers or other methods, as approved by the building official, shall be
28

utilized to remove sediments from surface waters before such waters are allowed to enter streets, storm drains, or natural watercourses. If the drainage device discharges onto natural ground, riprap or a similar energy dissipater may be required. Building pads shall have a minimum drainage gradient of 2 percent toward approved drainage facilities, a public street or drainage structure approved to receive storm waters unless waived by the building official. A lesser slope may be approved by the building official for sites graded in relatively flat terrain, or where special drainage provisions are made, when the building official finds such modification will not result in unfavorable drainage conditions.

Section J112 is added to the 2025 CBC to read as follows:

J112 HILLSIDE GRADING REQUIREMENTS AND PERMITTING

J112.1 DEFINITIONS. For the purpose of this Subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

EROSION AND SEDIMENT CONTROL PLANS. A component of a grading plan submittal which indicates the methods for mitigating erosion and surficial movement of soils during rainy seasons.

FINAL GRADING APPROVAL. Building Official approval that the proposed grading conforms to the project plans.

HILLSIDE “H” GRADING DESIGNATION. Refers to a lot where the existing slope on any portion of the lot is equal to or steeper than 15% and may be subject to the requirement for a grading permit.

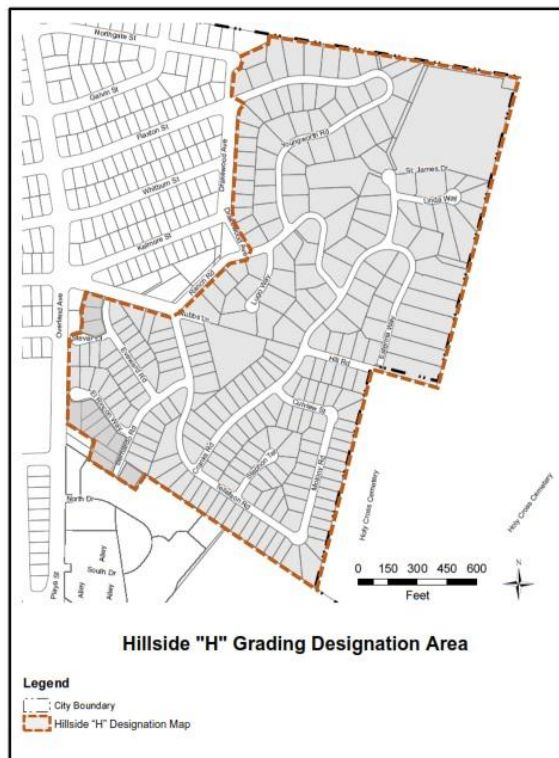
SIGNIFICANT TREE. Trees that are well established with a minimum caliper size of ten (10) inches or more and/or a tree height and canopy spread of twenty (20) feet or greater, and are required to be noted in the Slope Protection and Fire Prevention Landscape Plan.

1 SLOPE PROTECTION AND FIRE PREVENTION LANDSCAPE PLAN. A
2 landscape plan prepared by a licensed landscape architect with all significant trees
3 noted on the project site, designed to minimize erosion and surficial sliding and
4 maximize fire prevention, and includes proposed ground cover, shrub, tree planting, and
5 proposed water conserving irrigation, including fire resistant planting.

6 SPECIAL REPORT 152. The report prepared in 1982 by the California
7 Department of Conservation Division of Mines and Geology titled Special Report 152,
8 Slope Stability and Geology of the Baldwin Hills, Los Angeles County, California.

10 J112.2 HILLSIDE "H" GRADING DESIGNATION.

11 A. All properties shown on the Hillside "H" Grading Designation Area map
12 (below) and other hillside properties that are subject to the requirements of
13 this Subchapter shall have the Hillside "H" Grading Designation.



1 B. The Hillside "H" Grading Designation requires that hillside properties are
2 designed and constructed in accordance with appropriate grading and drainage
3 standards. The Hillside "H" Grading Designation:

- 4 1. Applies to a hillside lot where the existing slope on any portion of the
5 lot is equal to or steeper than 15%;
- 6 2. Is recorded on City building records;
- 7 3. Requires a topographic survey with project plan submittal;
- 8 4. Requires a geotechnical and geological report with grading plan
9 submittal; and allows a property owner to appeal the Hillside "H" Grading Designation to
10 the Planning Commission where it can be shown, with a detailed topographic survey
11 prepared by a licensed civil engineer or land surveyor, that said lot does not contain any
12 slope equal to or in excess of 15%.

13 14 **J712.3 GRADING REQUIREMENTS.**

15 Notwithstanding any other provisions of this Code, total grading (cut and fill) on a
16 lot shall be limited as outlined in § 15.02.1320 herein. No grading permit shall be issued
17 until a building permit is approved. All grading plans shall be subject to third party
18 review, with commensurate plan review fees applied consistent with the City's fee
19 schedule.

20 **J712.4 THRESHOLDS FOR A GRADING PERMIT.**

21 A. A hillside grading plan and a grading permit issued by the Building Official is
22 required when the grading exceeds one hundred (100) cubic yards cut or fill and
23 involves either:

- 24 1. A cut or fill of more than three (3) feet in vertical height below or above
25 natural ground;
- 26 2. Cumulative cut and fill which amounts to more than five (5) feet; or

1 3. An area where the natural gradient of the project site is more than 4:1
2 (horizontal to vertical) or 25% slope.

3 B. Grading plans that do not exceed the thresholds set forth in § 15.02.1315.A
4 are subject to a building permit only, and do not require a grading permit. The building
5 permit application shall include earth work calculations with cross sections.

6 **J712.4 MAXIMUM GRADING QUANTITIES.**

7 A. Grading for all projects on properties with a Hillside "H" Grading Designation
8 shall be limited to a maximum amount of cut and fill. The cumulative quantity of grading
9 or the total combined value of both cut and fill or incremental cut and fill for a project
10 shall be limited to a base maximum of five hundred (500) cubic yards plus the numeric
11 value equal to 5% of the total lot size in cubic yards.

12 Example: A 5,000 square-foot lot would have a maximum grading amount of 750
13 cubic yards (500 cubic yards for the base amount + 250 cubic yards for the 5% lot size).

14 B. For projects where there is a maximum slope of 50% (2:1) or greater and/or
15 where there is an excavation or fill that exceeds a 50% (2:1) or greater slope, no
16 grading permit shall be issued without Building Official review and approval.

17 C. The maximum grading quantities, grading percentage for cut of fill or
18 maximum allowable slope for grading may be appealed to the Planning Commission,
19 where specific findings can be made. Such findings shall be established by resolution of
20 the City Council.

21 **J712.5 SLOPE STABILIZATION.**

22 A. When a grading permit is required and the project exceeds 50% of the
23 replacement value for the structure, as determined by the Building Official, the owner
24 shall also be required to increase standards of care and safety for grading, excavations,
25 fills, soil placement and foundations by implementing slope stabilization measures for
26 the entire lot. A geotechnical engineer or engineering geologist shall establish

prescriptive measures for slope stabilization, which shall be subject to third party review, with commensurate plan review fees applied consistent with the City's fee schedule.

B. Notwithstanding the above, the Building Official, in his or her sole discretion, may require slope stabilization measures for any project, if such measures are determined to be necessary in the interest of public health, safety or welfare.

J712.6 PUBLIC WORKS DEPARTMENT REVIEW.

All grading projects of one (1) acre or greater are subject to Public Works Department approvals for National Pollutant Discharge Elimination System (NPDES), Storm Water Pollution Protection Plan (SWPPP) and Low Impact Development (LID) requirements.

J712.7 GEOTECHNICAL AND GEOLOGY REPORT.

All projects involving properties with a Hillside "H" Grading Designation and subject to a grading permit shall be required to prepare and submit a geotechnical report and a geology report as follows:

A. Geotechnical report. A geotechnical report shall be prepared by a licensed geotechnical engineer and demonstrate to the satisfaction of the Building Official (based upon third party review by a City approved civil engineer, geotechnical engineer and/or engineering geologist) that the project is properly located and designed to address site specific geotechnical conditions. Every geotechnical report shall:

1. Include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures, design criteria and corrective measures, the impact of proposed grading as affected by soils, engineering factors and the design stability of slopes;

2. Include data from test borings for subsurface explorations of appropriate number and depth to allow for the evaluation of earth materials related to: (a) impacts to the project; (b) impacts to adjacent properties within 15

1 feet of the project site, or properties which may be impacted by proposed grading
2 operations; (c) impacts to designated routes of ingress and egress for hauling
3 and staging; and (d) impacts created by the immediately previous rainy season;

4 3. Require professional inspection of grading operations by the civil
5 engineer, geotechnical engineer and engineering geologist retained for the
6 project; and

7 4. Include review of Special Report 152 and related records on existing
8 hazards in the Hillside "H" Grading Designation Area.

9 B. Geology report. A geology report shall be prepared by a licensed engineering
10 geologist and demonstrate to the satisfaction of the Building Official (based upon third
11 party review by a City approved civil engineer, soils engineer and/or engineering
12 geologist) that the project is properly located and designed to address site specific soil
13 conditions. Every geology report shall:

14 1. Make findings that the project and grading will not adversely affect the
15 stability of the adjacent properties;

16 2. Include a description of the geology of the project site, and
17 conclusions and recommendations regarding the effect of geologic conditions
18 and geologic factors on the project and the proposed grading;

19 3. Include data from test borings for subsurface explorations of
20 appropriate number and depth to allow for the evaluation of earth materials
21 related to: (a) impacts to the project; (b) impacts to adjacent properties within
22 fifteen (15) feet of the project site, or properties which may be impacted by
23 proposed grading operations; (c) impacts to designated routes of ingress and
24 egress for hauling and staging; and (d) impacts created by the immediately
25 previous rainy season; and

26 4. Include review of Special Report 152 and related records on existing
27 hazards in the Hillside "H" Grading Designation Area.

1 **J112.8 DRAINAGE PLAN REQUIREMENTS.**

2 All projects shall be designed to include appropriate drainage control devices
3 such as interceptor terraces, diverter terraces, berms, vee channels, inlet structures,
4 down drains, outlet structures, drainage dispersal walls, sub-drains, gutters, site
5 drainage, drainage around buildings; and shall include a plan for maintenance of
6 drainage devices to ensure proper site drainage. An Erosion and Sediment Control Plan
7 shall be prepared to address site drainage conditions during project construction. The
8 Erosion and Sediment Control Plan must be updated each year, prior to October 15, to
9 reflect the conditions of the site during the immediately previous rainy season.

10 **J112.9 POST CONSTRUCTION DRAINAGE REPORTS AND MAINTENANCE**
11 **COVENANT.**

12 Annually, or when required by plan check, a drainage report shall be submitted to
13 the Building Official indicating the condition of all drainage structures, acceptance of
14 water from off-site properties and drainage to adjacent properties. A maintenance
15 covenant, approved as to form by the City Attorney, shall be prepared to address
16 required maintenance for all drainage structures. The drainage report shall include:

17 A. Hydrology map showing the drainage basin(s), the site of proposed grading,
18 and any proposed drainage structures;

19 B. Summary of the hydrology and any proposed drainage structure conditions
20 checked; and

21 C. Hydrology calculations for storm intensity requirements (up to twenty-five
22 (25) year storm) for all drainage facilities.

23 **J112.10 LANDSCAPE PLAN.**

24 All projects located on properties with a Hillside "H" Grading Designation or other
25 property subject to the requirements of this Subchapter shall provide a Slope Protection
26 and Fire Prevention Landscape Plan prepared by a licensed landscape architect that
27 minimizes erosion and surficial sliding and maximizes fire prevention. This plan shall be
28

1 prepared pursuant to § J112.13 of this Subchapter and indicate proposed ground cover,
2 shrub, tree planting, proposed water conserving irrigation, including automatic shut off
3 valves, and fire-resistant planting.

4 **J112.11 SIGNIFICANT TREE REMOVAL.**

5 A. All significant trees as defined in § J112.1 of this Subchapter shall be
6 identified by a licensed landscape architect and shown on the grading plan and Slope
7 Protection and Fire Prevention Landscape Plan with a note of intent to either remove or
8 protect such trees.

9 B. Before any significant tree is removed, an application to remove significant
10 trees must be filed with the current Planning Division for approval, which shall indicate
11 the reason for such removal and alternative planting to substitute for the significant
12 tree(s) removed. The grading plan and Slope Protection and Fire Prevention Landscape
13 Plan shall be reviewed by the current Planning Division to verify that the significant trees
14 marked for removal are in conformance with the approved application.

15 C. The application to remove significant trees must be approved prior to
16 approval of the grading plan.

17 **J112.12 GRADING PROCEDURES.**

18 A. Bonds. Security will be required for all hillside grading and shall be provided
19 in the form of a surety bond, letter of credit or cash deposit. The grading bond will be
20 based on 50% of the cost of moving the largest amount of either cut or fill and include
21 the cost of landscaping the slopes per the approved Slope Protection and Fire
22 Prevention Landscape Plan. To obtain release of the bond, the landscape architect
23 must submit a letter of certification that the soils, additives and amendments, weed
24 control, planting of the slopes and the installation of the irrigation system comply with all
25 approved plans and applicable requirements of this Code. The bond will be released
26 one (1) year after receipt of this certification if an inspection of the site determines that
27 the landscaping has become permanently established.

1 B. Agreements. Agreements with adjacent property owners will be required for
2 all of the following activities occurring outside the property boundaries of a project:
3 grading, drainage, ingress and egress, community driveways, or encroachment outside
4 the property boundaries. All agreements must be in a form acceptable to the City
5 Attorney, shall be recorded, and a conformed copy of the recorded document shall be
6 submitted prior to approval of the grading plan.

7 **J112.13 SUBMITTAL REQUIREMENTS.**

8 Additional project plan submittal requirements, including requirements for a
9 grading plan, Erosion Sediment and Control Plan and/or Slope Protection and Fire
10 Prevention Landscape Plan, may be established by resolution of the City Council.

11
12 ***Section J113 is added to the 2025 CBC to read as follows:***

13 **J113. HILLSIDE DRAINAGE**

14 **J113.1 Drainage System Required in Hillside Area**

15 A. It is hereby declared a public nuisance for any person owning or occupying
16 any lot or parcel of property within the area designated "Hillside Area" on either Diagram
17 "A" or "B," set forth in the Appendix following this Chapter, to fail to have installed and
18 maintain:

19 1. In good working condition a system, consisting of either roof gutters,
20 downspouts and connecting pipes or structures, or a combination thereof, which
21 is capable of carrying rainwater falling on any roof on the property to the gutter of
22 a street abutting the property; or

23 2. A system on the lot or parcel of property for draining the entire building
24 pad to an abutting street.

25 B. The drainage system shall consist of a continuous one percent (1%) grade, or
26 more, on all parts of the pad sloping down to the nearest street, or drainage structures,

1 or a combination of such structures and grading, designed to drain water falling on the
2 pad to an abutting street.

3 C. This Section shall apply to all property shown on the diagrams, whether or not
4 previously improved; provided that this Section shall not apply to a particular lot or
5 parcel of property, when the City Engineer has determined that the lack of all such
6 systems on the property does not create any hazard to adjacent property.

8 APPENDIX: HILLSIDE DRAINAGE; DIAGRAMS

9 DIAGRAM "A"



25 DIAGRAM "B"



Section J114 is added to the 2025 CBC to read as follows:

J114 National Pollutant Discharge Elimination System (NPDES) Compliance

J114.1 General. All grading plans and permits shall comply with the provisions of this section for NPDES compliance including the owner of any property on which grading has been performed and which requires a grading permit under Appendix J Section J103. Sites which have been graded and which require a grading permit under Appendix J Section J103 are subject to penalties and fines. All best management practices shall be installed before grading begins or as instructed in writing by the building official for unpermitted grading as defined by Section J 103.3. As grading progresses, all best management practices shall be updated as necessary to prevent erosion and control structures related pollutants from discharging from the site. All best management practices shall be maintained in good working order to the satisfaction of the building official unless final grading approval has been granted by the building official and all permanent drainage and erosion control systems, if required, are in place.

SECTION 5: CCMC Section 15.02.115, having been repealed in Section 2 above, is hereby replaced as follows:

**§15.02.115 CALIFORNIA RESIDENTIAL BUILDING CODE ADOPTED BY
REFERENCE WITH LOCAL AMENDMENTS.**

1 **A. Adoption of California Residential Code, 2025 Edition.**

2 Pursuant to California Government Code § 50022.2, the California Residential
3 Code (CRC), 2025 Edition, published at Title 24, Part 2.5, of the California Code of
4 Regulations, and Appendices AH, AI, AJ, AK, AO, AQ, and AX, AZ of the California
5 Residential Code, 2025 Edition, published at Title 24, Part 2.5, of the California Code of
6 Regulations are adopted by reference, subject to the amendments, additions and
7 deletions set forth below. One true copy of the CRC is on file in the office of the
8 Building Official and is available for public inspection as required by law.

9 **B. Amendments to the California Residential Code.**

10 ***CRC Section R105.1.1 Sandblasting is hereby added as follows:***

11 **R105.1.1 Sandblasting**

12 The purpose of this Section is to prevent the dust and debris that occurs in
13 sandblasting operations from spreading throughout the neighborhood creating a public
14 health hazard.

15 **R105.1.1.1 Permit Required; Compliance with Regulations.**

16 A. No person shall sandblast or cause to be sandblasted the outside or inside of
17 any building or structure within the City without first paying the fee and obtaining
18 a permit from the Division of Building and Safety and without complying with
19 regulations adopted by the City Council which are reasonable necessary to
20 protect the public health and safety and property from damage which may result
21 from sandblasting.

22 B. No permit for dry sandblasting shall be issued unless the Building Official
23 determines that extraordinary reasons exist for the use of such a process and
24 that adequate measures will be taken to protect the public health and safety from
25 the effect of such dry sandblasting.

26 **R105.1.1.2 Enforcement.**

27

28

1 A. The Building Official shall have the power to revoke without prior notice any
2 sandblasting permit for failure to comply with any such regulations.

3 B. No person shall do any sandblasting after a permit therefore has been
4 revoked.

5

6 ***Subsection 11 is added to § R105.2 of the CRC as follows:***

7 **R105.2 Work exempt from permit.**

8 Building

9 11. Block wall and concrete fences not over 3 feet 6 inches high.

10

11 ***Section R105.3.1.1 Expedited Streamlined Permitting Process for Small***
12 ***Residential Rooftop Solar Energy Systems is added to the CRC as follows:***

13 **R105.3.1.1 Expedited Review Process.** Consistent with Government Code
14 Section 65850.5, the Building Official shall implement an expedited administrative
15 permit review process for small rooftop solar energy systems and adopt a checklist of all
16 requirements with which small rooftop solar energy systems shall comply with in order
17 to be eligible for expedited review. The expedited administrative permit review process
18 and checklist shall substantially conform to the recommended process and checklist
19 prescribed by the California Solar Permitting Guidebook as adopted by the Governor's
20 Office of Planning and Research. The City's adopted checklist shall be published on the
21 City's website.

22 **R105.3.1.1.1 Electronic Submittals.** Consistent with Government Code Section
23 65850.5, the Building Official shall allow for electronic submittal of permit applications
24 covered by this Ordinance and associated supporting documentations. In accepting
25 such permit applications, the Building Official shall also accept electronic signatures on
26 all forms, applications, and other documentation in lieu of a wet signature by any
27 applicant.

28

1 **R105.3.1.1.2 Association Approval.** Consistent with Government Code Section
2 65850.5, the Building Official shall not condition the approval for any solar energy
3 system permit on the approval of such a system by an association, as that term is
4 defined by Civil Code Section 4080.

5 **R105.3.1.1.3 Permit Application Process.** A permit application that satisfies
6 the information requirements in the City's adopted checklist shall be deemed complete
7 and be promptly processed. Upon confirmation by the Building Official that the permit
8 application and supporting documents meets the requirements of the City's adopted
9 checklist, and is consistent with all applicable laws, the Building Official shall, consistent
10 with Government Code Section 65850.5, approve the application and issue all
11 necessary permits. Such approval does not authorize an applicant to connect the small
12 residential rooftop energy system to the local utility provider's electricity grid. The
13 applicant is responsible for obtaining such approval or permission from the local utility
14 provider. If the Building Official determines that the permit application is incomplete, he
15 or she shall issue a written correction notice to the applicant, detailing all deficiencies in
16 the application and any additional information required to be eligible for expedited
17 permit issuance.

18 **R105.3.1.1.4 Inspection Requirements.** The Building Official shall require only
19 one inspection for small residential rooftop solar energy systems eligible for expedited
20 review as provided by this Ordinance. Such inspection shall be performed in a timely
21 manner. If the small rooftop solar energy system fails the single inspection, subsequent
22 inspections shall be authorized.

23
24 ***Section R105.3.1.2 Electric Vehicle Charging Stations Permitting is added***
25 ***to the CRC as follows:***

26 **R105.3.1.2 Electric Vehicle Charging Stations Permitting**
27
28

1 **R105.3.1.2.1 Purpose and Intent.** The purpose of this Chapter is to promote
2 and encourage the use of electric vehicles by creating an expedited, streamlined
3 permitting process for electric vehicle charging stations while promoting public health,
4 safety and welfare and preventing specific adverse impacts in the installation and use of
5 such charging stations. This Chapter is also adopted to comply with California
6 Government Code Section 65850.7.

7 **R105.3.1.2.2 Definitions.** For the purpose of this Chapter, the following definitions
8 shall apply unless the context clearly indicates or requires a different meaning.

9 **ELECTRIC VEHICLE CHARGING STATION or CHARGING STATION.** Any
10 level of electric vehicle supply equipment station that is designed and built in
11 compliance with Article 625 of the California Electrical Code, as it reads on the effective
12 date of this Chapter, and delivers electricity from a source outside an electric vehicle
13 into a plug-in electric vehicle.

14 **ELECTRONIC SUBMITTAL.** The utilization of one or more of the following:

- 15 1. Electronic mail or email.
- 16 2. The internet.
- 17 3. Facsimile.

18 **SPECIFIC, ADVERSE IMPACT.** A significant, quantifiable, direct, and
19 unavoidable impact, based on objective, identified, and written public health or safety
20 standards, policies, or conditions as they existed on the date the application was
21 deemed complete.

22 **R105.3.1.2.3 Expedited Permitting Process.** Consistent with Government Code
23 Section 65850.7, the Building Official shall implement an expedited, streamlined
24 permitting process for electric vehicle charging stations, and adopt a checklist of all
25 requirements with which electric vehicle charging stations shall comply with to be
26 eligible for expedited review. The expedited, streamlined permitting process and
27 checklist may refer to the recommendations contained in the most current version of the
28

1 "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission
2 Vehicles in California: Community Readiness Guidebook" as published by the
3 Governor's Office of Planning and Research. The City's adopted checklist shall be
4 published on the City's website.

5 **R105.3.1.2.4 Permit Application Processing.**

6 A. Prior to submitting an application for processing, the applicant shall verify
7 that the installation of an electric vehicle charging station will not have specific, adverse
8 impact to public health and safety and building occupants. Verification by the applicant
9 includes but is not limited to: electrical system capacity and loads; electrical system
10 wiring, bonding and overcurrent protection; building infrastructure affected by charging
11 station equipment and associated conduits; areas of charging station equipment and
12 vehicle parking.

13 B. A permit application that satisfies the information requirements in the City's
14 adopted checklist shall be deemed complete and be promptly processed. Upon
15 confirmation by the Building Official that the permit application and supporting
16 documents meets the requirements of the City adopted checklist, and is consistent with
17 all applicable laws and health and safety standards, the Building Official shall,
18 consistent with Government Code Section 65850.7, approve the application and issue
19 all necessary permits. Such approval does not authorize an applicant to energize or
20 utilize the electric vehicle charging station until approval is granted by the City. If the
21 Building Official determines that the permit application is incomplete, he or she shall
22 issue a written correction notice to the applicant, detailing all deficiencies in the
23 application and any additional information required to be eligible for expedited permit
24 issuance.

25 C. Consistent with Government Code Section 65850.7, the Building Official
26 shall allow for electronic submittal of permit applications covered by this Chapter and
27 associated supporting documentation. In accepting such permit applications, the
28

1 Building Official shall also accept electronic signatures on all forms, applications, and
2 other documentation in lieu of a wet signature by any applicant.

3 D. No fee shall be imposed on the applicant for the filing and processing of a
4 permit application for installation of an electric vehicle charging station.

5 **R105.3.1.2.5 Technical Review.**

6 A. It is the intent of this Chapter to encourage the installation of electric vehicle
7 charging stations by removing obstacles to permitting for charging stations so long as
8 the action does not supersede the Building Official's authority to address higher priority
9 life-safety situations. If the Building Official makes a finding based on substantial
10 evidence that the electric vehicle charging station could have a specific adverse impact
11 upon the public health or safety, as defined in this Chapter, the City may require the
12 applicant to apply for a use permit.

13 B. In the technical review of a charging station, consistent with Government
14 Code Section 65850.7, the Building Official shall not condition the approval for any
15 electric vehicle charging station permit on the approval of such a system by an
16 association, as that term is defined by Civil Code Section 4080.

17 **R105.3.1.2.6 Electric Vehicle Charging Stations Installation Requirements**

18 A. Electric vehicle charging station equipment shall meet the requirements of
19 the California Electrical Code, the Society of Automotive Engineers, the National
20 Electrical Manufacturers Association, and accredited testing laboratories such as
21 Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal
22 Electric Utility Company regarding safety and reliability.

23 B. Installation of electric vehicle charging stations and associated wiring,
24 bonding, disconnecting means and overcurrent protective devices shall meet the
25 requirements of Article 625 and all applicable provisions of the California Electrical
26 Code.

1 C. Installation of electric vehicle charging stations shall be incorporated into the
2 load calculations of all new or existing electrical services and shall meet the
3 requirements of the California Electrical Code. Electric vehicle charging equipment shall
4 be considered a continuous load.

5 D. Anchorage of either floor-mounted or wall-mounted electric vehicle charging
6 stations shall meet the requirements of the California Building or Residential Code as
7 applicable per occupancy, and the provisions of the manufacturer's installation
8 instructions. Mounting of charging stations shall not adversely affect building elements.

9
10 ***Section R105.3.2 of the CRC is hereby amended to read as follows:***

11 **R105.3.2 Expiration of Plan Check.** An application for a permit for any
12 proposed work is deemed to have been abandoned 12 months after the application
13 date. Unless otherwise provided, after expiration of the application, the City will not
14 issue a permit until the plans are rechecked and approved and a new fee is paid.

15 Exception: The Building Official may grant extensions of time for additional
16 periods not exceeding 90 days each if a permit applicant submits in writing sufficient
17 evidence that unusual conditions or circumstances precluded the securing of the permit
18 within the allocated time.

19
20 ***Section R105.5 of Chapter 1 of the CRC is hereby amended to read as***
21 ***follows:***

22 **R105.5 Expiration of Permits.** Every permit issued shall become invalid unless
23 the work on the site authorized by such permit is commenced within 12 months after its
24 issuance, or if the work authorized on the site by such permit is suspended or
25 abandoned for a period of 180 days after the time the work is commenced. Work shall
26 be considered suspended or abandoned if the building official determines that

1 substantial work has not been performed within the time specified above. Substantial
2 work shall be constructed to mean:

3 1. Measurable work such as, but not limited to, the addition of footings, structural
4 members, flooring, wall covering, etc.

5 2. The work mentioned in subsection 1 of this Section [A] 105.5 above must
6 constitute 20% of the value of the work for which the permit was issued in any 180 day
7 period for Group R, Division 3 occupancies and 10% for all other occupancies.

8 Before such work can be recommenced, a new permit shall be first obtained to
9 do so, and the fee therefore shall be one half the amount required for a new permit for
10 such work, provided no changes have been made or will be made in the original plans
11 and specifications for such work, and provided further that such suspension or
12 abandonment has not exceeded one year. In order to renew action on a permit after
13 expiration, the permittee shall pay a new permit fee and may be required to comply with
14 all applicable new regulations at the time of issuance. The building official is authorized
15 to grant, in writing, one or more extensions of time, for periods not more than 180 days
16 each. The extension shall be requested in writing and justifiable cause demonstrated.
17 Except as otherwise provided, every permit issued by the City is valid for a period of
18 three (3) years.

19 Exception: The Building Official may grant extensions of time if a permit applicant
20 submits in writing sufficient evidence that unusual conditions or circumstances
21 precluded from the work being completed. An extension of time may require conditions
22 of approval and additional fees.

23
24 ***Section R105.8 of Chapter 1 of the CRC is added to read as follows:***

25 **R105.8 Responsibility of permittee.** Building permits shall be presumed by the
26 city to incorporate all of the work that the applicant, the applicant's agent, employees
27 and/or contractors shall carry out. Said proposed work shall be in accordance with the
28

1 approved plans and with all requirements of this code and any other laws or regulations
2 applicable thereto. No city approval shall relieve or exonerate any person from the
3 responsibility of complying with the provisions of this code nor shall any vested rights be
4 created for any work performed in violation of this code.

5
6 ***Section R108.5.1 of Chapter 1 of the CRC is added to read as follows:***

7 **R108.5.1 Plan check fees refund.** No portion of the plan check fee shall be
8 refunded unless plan review has not been performed, in which case 80 percent of the
9 plan check fee shall be refunded upon written application for refund submitted by the
10 person who made original payment of such fee and with the written consent of the
11 owner of the real property on which the work was proposed to be done. The Building
12 Official shall determine, in such official's discretion, whether an applicant is qualified to
13 receive a refund. After 180 days have elapsed from the date of the submittal for plan
14 check, no plan check fees shall be refunded. In the event subsequent application for
15 plan check is made by a person who has received a refund, the full amount of all
16 required fees shall be paid as elsewhere provided in this chapter.

17
18 ***Section R108.5.2 of Chapter 1 of the CRC is added to read as follows:***

19 **R108.5.2 Permit fees refund.** In the event any person shall have obtained a
20 building permit and no portion of the work or construction covered by such permit shall
21 have commenced, nor any inspection performed by any City employee, and notice of
22 abandonment has been received from the owner of the real property on which such
23 work would have been performed, the permittee, upon presentation to the Building
24 Official of a written request for refund, shall be entitled to a refund in an amount equal to
25 80 percent of the building permit fee actually paid for such permit. The Building Official
26 shall determine, in such official's discretion, whether an applicant is qualified to receive
27 a refund. After 180 days have elapsed from the date of the issuance of the permit, no
28

1 permit fees shall be refunded. In the event subsequent application for a permit is made
2 by a person who has received a refund, the full amount of all required fees shall be paid
3 as elsewhere provided in this chapter.

4 Exception:

5 1. If a permit has been issued for a project located in an area outside the
6 jurisdiction of the City, 100 percent of the permit and plan checking fee may be
7 refunded.

8 2. If a duplicate permit has been erroneously issued, 100 percent of the
9 duplicated permit and plan checking fee may be refunded.

10
11 ***Section 108.6 of Chapter 1 of the CRC is amended to read as follows:***

12 **R108.6 Work commencing before permit issuance.** Any person who
13 commences any work on a building, structure, electrical, gas, mechanical or plumbing
14 system before obtaining the necessary permits shall be subject to a fee in addition to
15 the normally established permit fee, equal to 100% of such normally established permit
16 fee, or as otherwise determined by the building official.

17
18 ***Section 110.1.1 of Chapter 1 of the CRC is added to read as follows:***

19 **R109.1.7 Setback Certification required.** A California State licensed surveyor is
20 required to certify the location of the new construction when it is within 3 feet of a
21 setback line or property line prior to the first foundation inspection. A copy of the
22 certification shall be available to the Building Division inspector for the job file prior to
23 the first inspection.

24 Exception: Wherever there are practical difficulties involved in carrying out the
25 provisions of this section, the Building Official shall have the authority to grant
26 modifications for individual cases.

1 **Section R109.5 of Chapter 1 of the CRC is hereby added to read as follows:**

2 **R109.5 Re-inspections.** A re-inspection fee in the amount set by the City
3 Council resolution may be assessed for each inspection or re-inspection when such
4 portion of work for which inspection is called is incomplete or when required corrections
5 called are not made. This section is not to be interpreted as requiring re-inspection fees
6 the first time a job is rejected for failure to comply with the requirements of this code, but
7 as controlling the practice of calling for inspections before the job is ready for such
8 inspection or re-inspection. Re-inspection fees may be assessed when the inspection
9 record card is not posted or otherwise available on the work site, the approved plans
10 are not readily available to the inspector, for failure to provide access on the date for
11 which inspection is requested, or for deviating from plans requiring the approval of the
12 building official. In instances where re-inspection fees have been assessed, no
13 additional inspection of the work will be performed until required fees have been paid.
14

15 **Section R301.1.3.2 of Chapter 3 of the 2025 CRC is amended to read as**
16 **follows:**

17 **R301.1.3.2 Wood frame structures.** *The building official shall require*
18 *construction documents to be approved and stamped by a California licensed*
19 *architect or engineer for all dwellings of wood frame construction more than two*
20 *stories and basement in height located in Seismic Design Category A, B or C.*
21 *Notwithstanding other sections of law; the law establishing these provisions is found*
22 *in Business and Professions Code Sections 5537 and 6737.1.*

23 The building official shall require construction documents to be approved and
24 stamped by a California licensed architect or engineer for all dwellings of wood
25 frame construction more than one story in height or with a basement located in
26 Seismic Design Category D₀, D₁, or D₂.

27
28

1 ***Section R301.1.5 is added to Chapter 3 of the CRC to read as follows:***

2 **R301.1.5 Seismic design provisions for buildings constructed on or into**
3 **slopes steeper than one unit vertical in three units horizontal (33.3 percent**
4 **slope).** The design and construction of new buildings and additions to existing
5 buildings when constructed on or into slopes steeper than one unit vertical in three
6 units horizontal (33.3 percent slope) shall comply with Section 1613.6 of the
7 California Building Code.

8

9 ***Items 1, 3 and 5 of Section R301.2.2.6 of the CRC are amended to read as***
10 ***follows:***

- 11 1. **Shear wall or braced wall offsets out of plane.** Conditions where exterior
12 shear wall lines or braced wall panels are not in one plane vertically from the
13 foundation to the uppermost story in which they are required.
- 14 3. **Shear wall or braced wall offsets in plane.** Conditions where the end of a
15 braced wall panel occurs over an opening in the wall below.
- 16 5. **Floor level offset.** Conditions where portions of a floor level are vertically offset.

17

18 ***Section R301.2.2.11 is added to Chapter 3 of the CRC to read as follows:***

19 **R301.2.2.11 Anchorage of Mechanical, Electrical, or Plumbing Components**
20 **and Equipment.** Mechanical, electrical, or plumbing components and equipment shall
21 be anchored to the structure. Anchorage of the components and equipment shall be
22 designed to resist loads in accordance with the California Residential Code and ASCE
23 7, except where the component is positively attached to the structure and flexible
24 connections are provided between the component and associated ductwork, piping, and
25 conduit; and either

- 26 1. The component weighs 400 lbs. (1,780 N) or less and has a center of mass
27 located 4 ft. (1.22 m) or less above the supporting structure; or

28

2.The component weighs 20 lbs. (89N) or less or, in the case of a distributed system, 5 lb/ft. (73 N/m) or less.

Section R401.1 of the CRC is amended to read as follows:

R401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC PWF.

Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

Wood foundations in Seismic Design Category D₀, D₁, or D₂ shall not be permitted.

Exception: In non-occupied, single-story, detached storage sheds and similar uses other than carport or garage, provided the gross floor area does not exceed 200 square feet, the plate height does not exceed 12 feet in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches.

Section R401.5 of the 2025 CRC, is hereby added to read as follows:

R401.5 Grading. Grading requirements shall be in compliance with Appendix J of the Amended CBC of this Code.

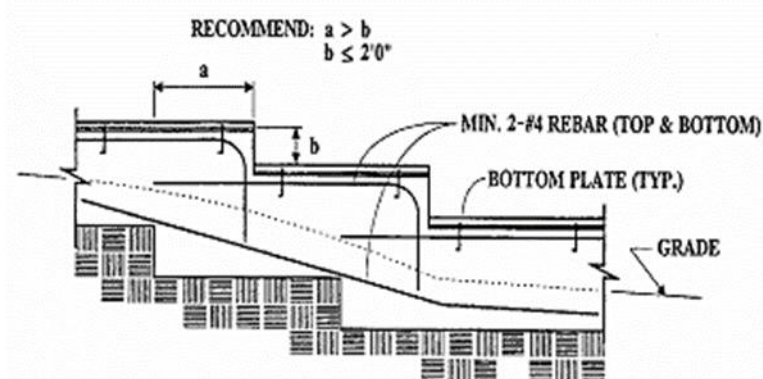
Sections R403.1.2, R403.1.3.6 and R403.1.5 of the CRC are amended to read as follows:

R403.1.2 Continuous footing in Seismic Design Categories D₀, D₁ and D₂. Exterior walls of buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported by continuous solid or fully grouted masonry or concrete footings. All required interior braced wall panels in buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported on continuous foundations.

R403.1.3.6 Isolated concrete footings. In detached one- and two-family dwellings located in Seismic Design Category A, B, or C, that are three stories or less in height, and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

R403.1.5 Slope. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in 10 units horizontal (10-percent slope).

For structures assigned to Seismic Design Categories D₀, D₁ or D₂, stepped footings shall be reinforced with four No. 4 rebar. Two bars shall be placed at the top and bottom of the footings as shown in Figure R403.1.5.



STEPPED FOUNDATIONS

FIGURE R403.1.5 - STEPPED FOOTING

Section R404.2 of the CRC is amended to read as follows:

R404.2 Wood foundation walls. Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3). Wood foundation walls shall not be used for structures located in Seismic Design Category D₀, D₁ or D₂.

Section R501.1 of the CRC is amended to read as follows:

R501.1 Application. The provisions of this chapter shall control the design and construction of the floors for buildings, including the floors of attic spaces used to house mechanical or plumbing fixtures and equipment. Mechanical or plumbing fixtures and equipment shall be attached (or anchored) to the structure in accordance with Section R301.2.2.11.

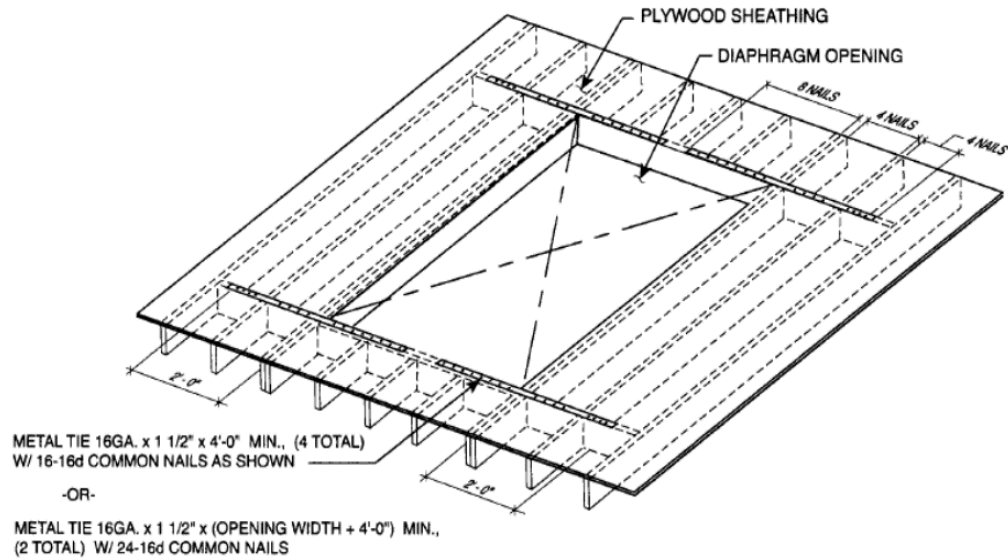
Section R503.2.4 is added to Chapter 5 of the CRC to read as follows:

R503.2.4 Openings in horizontal diaphragms. Openings in horizontal diaphragms with a dimension perpendicular to the joist that is greater than 4 feet (1.2 m) shall be constructed in accordance with Figure R503.2.4.

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For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- Blockings shall be provided beyond headers.
- Metal ties not less than 0.058 inch [1.47 mm (16 galvanized gage)] by 1.5 inches (38 mm) wide with eight 16d common nails on each side of the header-joist intersection. The metal ties shall have a minimum yield of 33,000 psi (227 MPa).
- Openings in diaphragms shall be further limited in accordance with Section R301.2.2.2.6.

FIGURE R503.2.4 - OPENINGS IN HORIZONTAL DIAPHRAGMS

Lines 20, 21, 24, and 34 - 37 of Table R602.3(1) of the 2025 CRC are amended to read as follows:

TABLE R602.3(1)—continued FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION	
20 ^k	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail	
21 ^k	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1¾" long	Face nail	
		Wider than 1" × 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1¾" long		
Floor				
24 ^k	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail	
Other wall sheathing				
34 ^k	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" head diameter, or 1¼" long 16 ga. staple with 7/16" or 1" crown	3	6
35 ^k	25/32" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, 7/16" head diameter, or 1½" long 16 ga. staple with 7/16" or 1" crown	3	6
36 ^k	½" gypsum sheathing ^d	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
37 ^k	5/8" gypsum sheathing ^d	1¾" galvanized roofing nail; staple galvanized, 1⅝" long; 1⅝" screws, Type W or S	7	7

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

TABLE R602.3(1)— FASTENING SCHEDULE

- Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
- Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
- Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
- RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
- Use of staples in braced wall panels shall be prohibited in Seismic Design Category D₀, D₁, or D₂.

Exception of Section R602.3.2 and Table R602.3.2 of the 2025 Edition of the CRC is amended to read as follows:

Table R602.3.2

Exception: In other than Seismic Design Category D₀, D₁ or D₂, a single top plate used as an alternative to a double top plate shall comply with the following:

1. The single top plate shall be tied at corners, intersecting walls, and at in-line splices in straight wall lines in accordance with Table R602.3.2.
2. The rafters or joists shall be centered over the studs with a tolerance of not more than 1 inch (25 mm).
3. Omission of the top plate is permitted over headers where the headers are adequately tied to adjacent wall sections in accordance with Table R602.3.2.

**TABLE R602.3.2
SINGLE TOP-PLATE SPLICE CONNECTION DETAILS**

CONDITION	TOP-PLATE SPLICE LOCATION			
	Corners and intersecting walls		Butt joints in straight walls	
	Splice plate size	Minimum nails each side of joint	Splice plate size	Minimum nails each side of joint
Structures in SDC A-C; and in SDC D ₀ , D ₁ and D ₂ with braced wall line spacing less than 25 feet	3" × 6" × 0.036" galvanized steel plate or equivalent	(6) 8d box (2 1/2" × 0.113") nails	3' × 12" × 0.036" galvanized steel plate or equivalent	(12) 8d box (2 1/2" × 0.113") nails
Structures in SDC D ₀ , D ₁ and D ₂ , with braced wall line spacing greater than or equal to 25 feet	3" × 8" by 0.036" galvanized steel plate or equivalent	(9) 8d box (2 1/2" × 0.113") nails	3' × 16" × 0.036" galvanized steel plate or equivalent	(18) 8d box (2 1/2" × 0.113") nails

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Table R602.3(2)

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted. Use of staples in roof, floor, subfloor, and braced wall panels shall be prohibited in Seismic Design Category D₀, D₁, or D₂.

Section R602.10.2.3 of the 2025 CRC is amended to read as follows:

R602.10.2.3 Minimum number of braced wall panels. Braced wall lines with a length of 16 feet (4877 mm) or less shall have a minimum of two braced wall panels of any length or one braced wall panel equal to 48 inches (1219 mm) or more. Braced wall lines greater than 16 feet (4877 mm) shall have a minimum of two braced wall panels. No braced wall panel shall be less than 48 inches in length in Seismic Design Category D₀, D₁, or D₂.

Table R602.10.3(3) of the CRC is amended to read as follows:

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

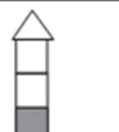
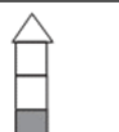
• SOIL CLASS D ^b • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^c				
Seismic Design Category	Story Location	Braced Wall Line Length (feet) ^c	Method LIB ^d	Method GB ^d	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^e	Method WSP	Methods CS-WSP, CS-G, CS-PF
C (townhouses only)		10	2.5	2.5	2.5	1.6	1.4
		20	5.0	5.0	5.0	3.2	2.7
		30	7.5	7.5	7.5	4.8	4.1
		40	10.0	10.0	10.0	6.4	5.4
		50	12.5	12.5	12.5	8.0	6.8
		10	NP	4.5	4.5	3.0	2.6
		20	NP	9.0	9.0	6.0	5.1
		30	NP	13.5	13.5	9.0	7.7
		40	NP	18.0	18.0	12.0	10.2
		50	NP	22.5	22.5	15.0	12.8
		10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D ₀		10	NP	2.8 5.6	2.8 5.6	1.8	1.6
		20	NP	5.5 11.0	5.5 11.0	3.6	3.1
		30	NP	8.3 16.6	8.3 16.6	5.4	4.6
		40	NP	11.0 22.0	11.0 22.0	7.2	6.1
		50	NP	13.8 27.6	13.8 27.6	9.0	7.7
		10	NP	5.3 NP	5.3 NP	3.8	3.2
		20	NP	10.5 NP	10.5 NP	7.5	6.4
		30	NP	15.8 NP	15.8 NP	11.3	9.6
		40	NP	21.0 NP	21.0 NP	15.0	12.8
		50	NP	26.3 NP	26.3 NP	18.8	16.0
		10	NP	7.3 NP	7.3 NP	5.3	4.5
		20	NP	14.5 NP	14.5 NP	10.5	9.0
		30	NP	21.8 NP	21.8 NP	15.8	13.4
		40	NP	29.0 NP	29.0 NP	21.0	17.9
		50	NP	36.3 NP	36.3 NP	26.3	22.3

(continued)

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TABLE R602.10.3(3)—continued
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• SOIL CLASS D^b • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^{a, f}				
Seismic Design Category	Story Location	Braced Wall Line Length (feet) ^c	Method LIB ^d	Method GB ^e	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^g	Method WSP	Methods CS-WSP, CS-G, CS-PF
D ₁		10	NP	3.0 6.0	3.0 6.0	2.0	1.7
		20	NP	6.0 12.0	6.0 12.0	4.0	3.4
		30	NP	9.0 18.0	9.0 18.0	6.0	5.1
		40	NP	12.0 24.0	12.0 24.0	8.0	6.8
		50	NP	15.0 30.0	15.0 30.0	10.0	8.5
		10	NP	6.0 NP	6.0 NP	4.5	3.8
		20	NP	12.0 NP	12.0 NP	9.0	7.7
		30	NP	18.0 NP	18.0 NP	13.5	11.5
		40	NP	24.0 NP	24.0 NP	18.0	15.3
		50	NP	30.0 NP	30.0 NP	22.5	19.1
		10	NP	8.5 NP	8.5 NP	6.0	5.1
		20	NP	17.0 NP	17.0 NP	12.0	10.2
		30	NP	25.5 NP	25.5 NP	18.0	15.3
		40	NP	34.0 NP	34.0 NP	24.0	20.4
		50	NP	42.5 NP	42.5 NP	30.0	25.5
D ₂		10	NP	4.0 8.0	4.0 8.0	2.5	2.1
		20	NP	8.0 16.0	8.0 16.0	5.0	4.3
		30	NP	12.0 24.0	12.0 24.0	7.5	6.4
		40	NP	16.0 32.0	16.0 32.0	10.0	8.5
		50	NP	20.0 40.0	20.0 40.0	12.5	10.6
		10	NP	7.5 NP	7.5 NP	5.5	4.7
		20	NP	15.0 NP	15.0 NP	11.0	9.4
		30	NP	22.5 NP	22.5 NP	16.5	14.0
		40	NP	30.0 NP	30.0 NP	22.0	18.7
		50	NP	37.5 NP	37.5 NP	27.5	23.4
		10	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP
	Cripple wall below one- or two-story dwelling	10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9

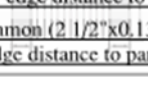
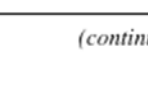
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted.

- Linear interpolation shall be permitted.
- Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{dS} values associated with the seismic design categories shall be permitted when a site-specific S_{dS} value is determined in accordance with Section 1613.2 of the *California Building Code*.
- Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.
- Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
- Methods PFG and CS-SFB do not apply in Seismic Design Categories D₀, D₁ and D₂.
- Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.
- Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D₀, D₁ and D₂. Methods DWB, SFB, PBS, and HPS are not permitted in D₀, D₁ and D₂.

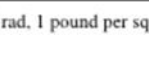
Table R602.10.4 of the CRC is amended to read as follows:

TABLE R602.10.4
BRACING METHODS ¹

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
			Fasteners	Spacing
Intermittent Bracing Methods	LIB Let-in-bracing 1 × 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2 1/2" long × 0.113" dia.) nails Metal strap: per manufacturer	Wood: per stud and top and bottom plates Metal: per manufacturer
	DWB Diagonal wood boards 3/4" (1" nominal) for maximum 24" stud spacing		2-8d (2 1/2" long × 0.113" dia.) nails or 2 - 1 3/4" long staples	Per stud
	WSP Wood structural panel (See Section R604)		8d common (2 1/2" × 0.131") nails 3/8" edge distance to panel edge Exterior sheathing per Table R602.3(3)	6" edges 12" field
	BV-WSP^b Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	See Figure R602.10.6.5	8d common (2 1/2" × 0.131") nails 3/8" edge distance to panel edge Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener 6" edges 12" field
	SFB Structural fiberboard sheathing 1/2" or 5/8" for maximum 16" stud spacing		1 1/2" long × 0.12" dia. (for 1/2" thick sheathing) 1 3/4" long × 0.12" dia. (for 5/8" thick sheathing) galvanized roofing nails	3" edges 6" field
	GB Gypsum board 1/2"		Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
	PBS Particleboard sheathing (See Section R605)		For 3/8", 6d common (2" long × 0.113" dia.) nails For 1/2", 8d common (2 1/2" long × 0.131" dia.) nails	3" edges 6" field
	PCP Portland cement plaster See Section R703.7 for maximum 16" stud spacing		1 1/2" long, 11 gage, 7/16" dia. head nails or 7/8" long, 16 gage staples ²	6" o.c. on all framing members
	HPS Hardboard panel siding 7/16" for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate 1 1/2" penetration into studs	4" edges 8" field
	ABW Alternate braced wall 3/8"		See Section R602.10.6.1	See Section R602.10.6.1

(continued)

TABLE R602.10.4—continued
BRACING METHODS^f

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
			Fasteners	Spacing
Intermittent Bracing Methods	PFH Portal frame with hold-downs		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel		8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge Exterior sheathing per Table R602.3(3)	6" edges 12" field
	CS-G^{b,c} Continuously sheathed wood structural panel adjacent to garage openings		8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener 6" edges 12" field
	CS-PF Continuously sheathed portal frame		See Method CS-WSP	See Method CS-WSP
	CS-SFB^{d,f} Continuously sheathed structural fiberboard		See Section R602.10.6.4	See Section R602.10.6.4
			1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 3/4" long x 0.12" dia. (for 5/8" thick sheathing) galvanized roofing nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.

- Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D₀, D₁ and D₂.
- Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D₀, D₁ and D₂, roof covering dead load shall not exceed 3 psf.
- Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.5(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
- Method CS-SFB does not apply in Seismic Design Categories D₀, D₁ and D₂.
- Method applies to detached one- and two-family dwellings in Seismic Design Categories D₀ through D₂ only.
- Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D₀, D₁, or D₂. Methods LIB, DWB, SFB, PBS, HPS, and PFG are not permitted in SDC D₀, D₁, or D₂.
- Use of staples in braced wall panels shall be prohibited in SDC D₀, D₁, or D₂.

Table R602.10.5 of the CRC is amended to read as follows:

Table R602.10.5 - MINIMUM LENGTH OF BRACED WALL PANELS

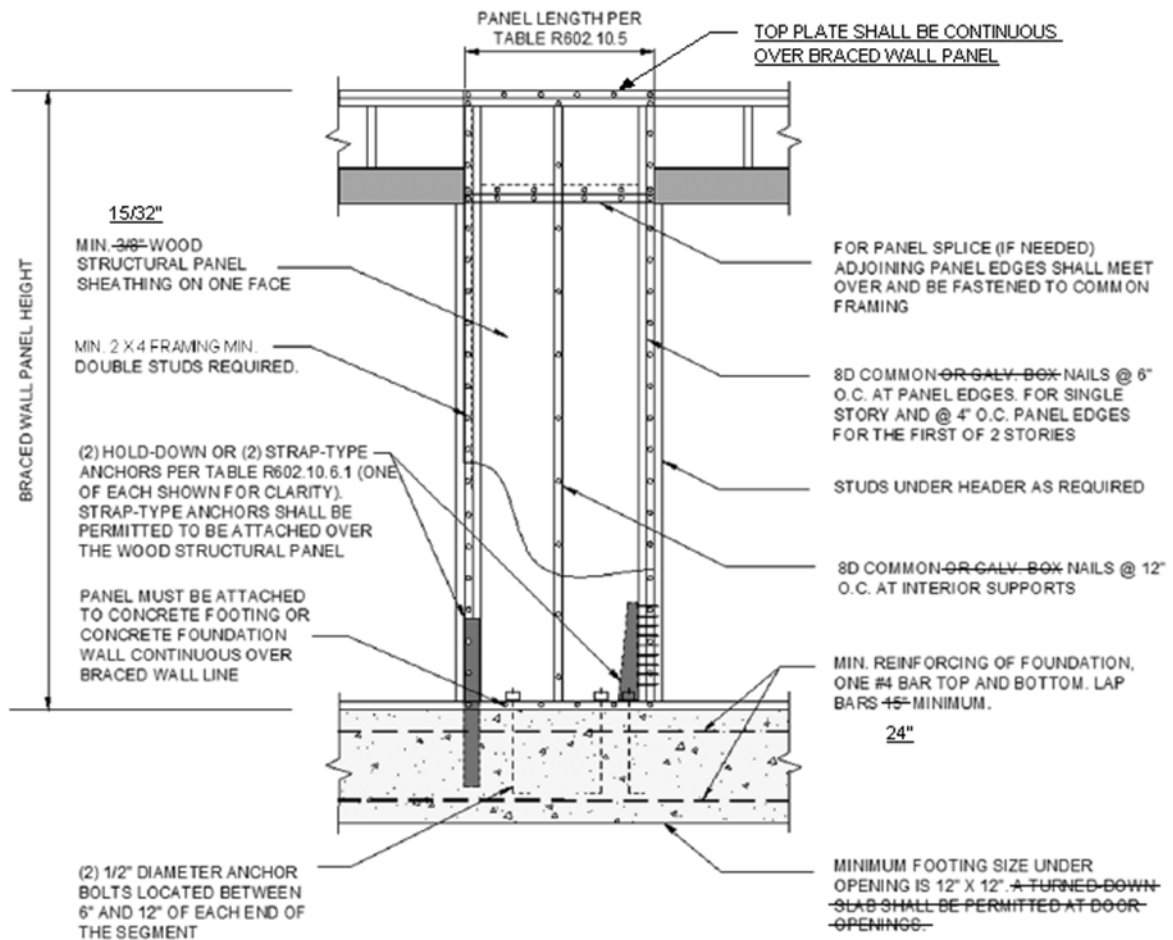
METHOD (See Table R602.10.4)		MINIMUM LENGTH ^a (inches)					CONTRIBUTING LENGTH (inches)
		Wall Height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	48	53	58	Actual ^b
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LIB		55	62	69	NP	NP	Actual ^b
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42	48
	SDC D ₀ , D ₁ and D ₂ , ultimate design wind speed < 140 mph	32	32	34	NP	NP	
CS-G		24	27	30	33	36	Actual ^b
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						Actual ^b
	≤ 64	24	27	30	33	36	
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	—	44	40	38	38	
	104	—	49	43	40	39	
	108	—	54	46	43	41	
	112	—	—	50	45	43	
	116	—	—	55	48	45	
	120	—	—	60	52	48	
	124	—	—	—	56	51	
	128	—	—	—	61	54	
	132	—	—	—	66	58	
	136	—	—	—	—	62	
	140	—	—	—	—	66	
	144	—	—	—	—	72	
METHOD (See Table R602.10.4)		Portal header height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	16 24	16 24	16 24	Note c	Note c	48
	Supporting one story and roof	24	24	24	Note c	Note c	
PFG		24	27	30	Note d	Note d	1.5 × Actual ^b
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actual ^b
	SDC D ₀ , D ₁ and D ₂	16 24	18 24	20 24	Note e	Note e	Actual ^b

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

NP = Not Permitted.

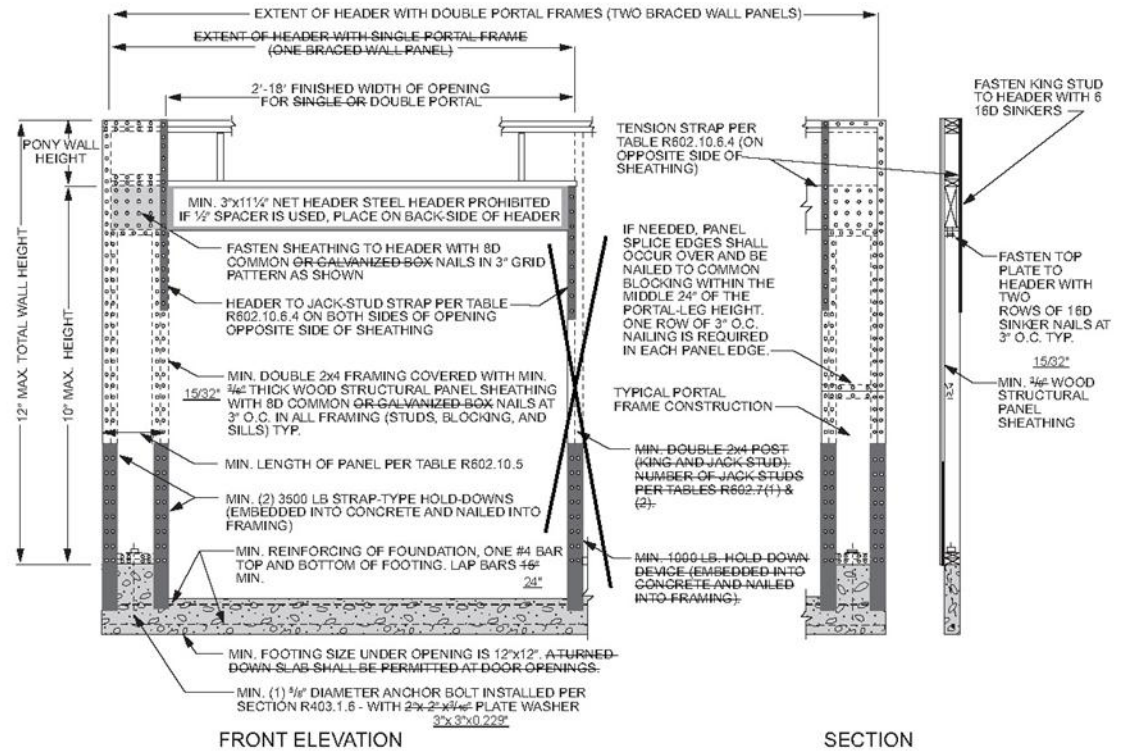
1. Linear interpolation shall be permitted.
2. Use the actual length where it is greater than or equal to the minimum length.
3. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.
4. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.
5. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

Figure R602.10.6.1 of the CRC is amended to read as follows:



**FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL**

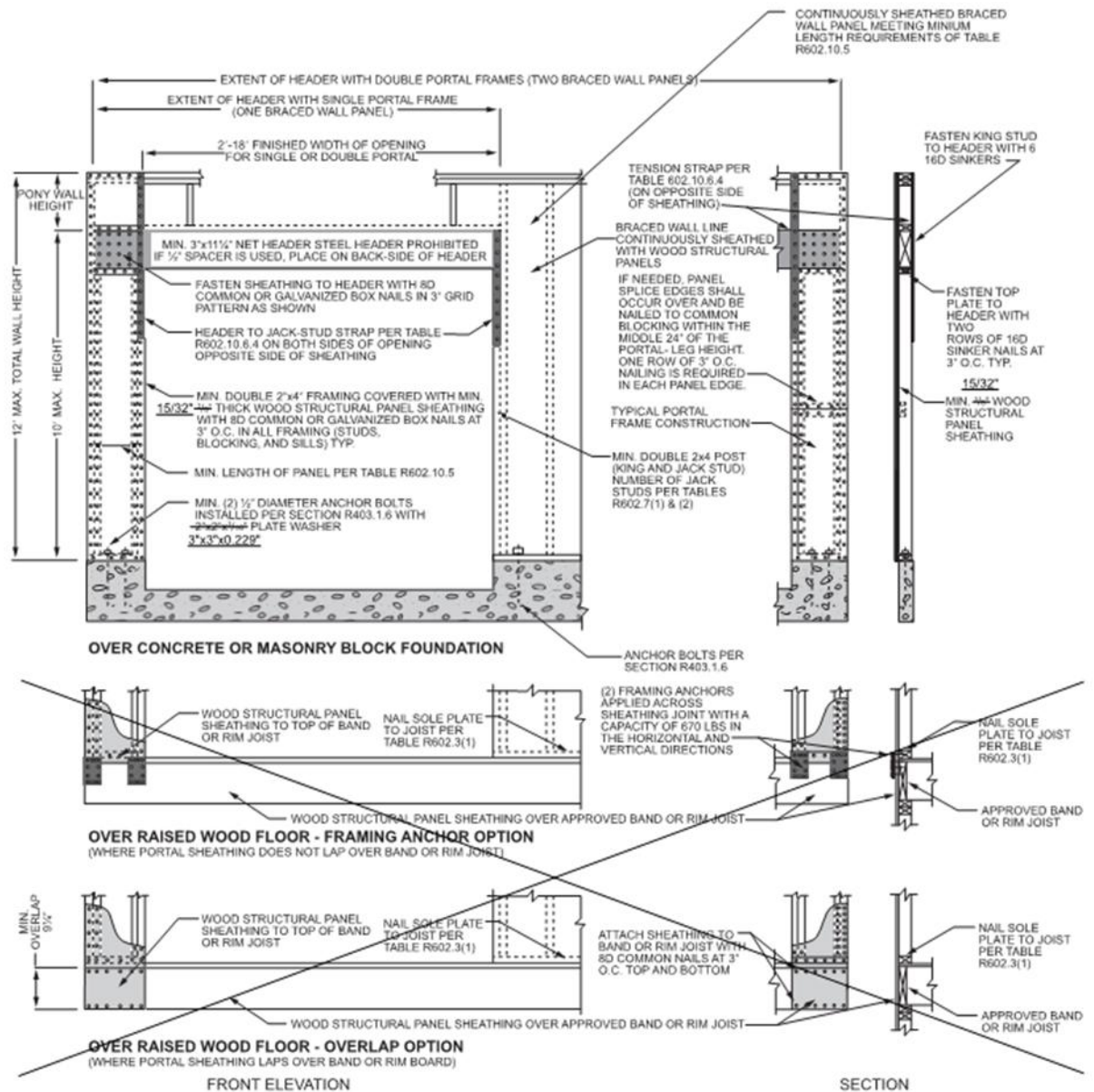
Figure R602.10.6.2 of the CRC is amended to read as follows:



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS
AT DETACHED GARAGE DOOR OPENINGS

Figure R602.10.6.4 of the CRC is amended to read as follows:



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

1 ***Section R606.4.4 of the CRC is amended to read as follows:***

2 **R606.4.4 Parapet walls.** Unreinforced solid masonry parapet walls shall not be
3 less than 8 inches (203 mm) thick and their height shall not exceed four times their
4 thickness. Unreinforced hollow unit masonry parapet walls shall be not less than 8
5 inches (203 mm) thick, and their height shall not exceed three times their thickness.
6 Masonry parapet walls in areas subject to wind loads of 30 pounds per square foot
7 (1.44 kPa) or located in Seismic Design Category D₀, D₁ or D₂, or on townhouses in
8 Seismic Design Category C shall be reinforced in accordance with Section R606.12.

9

10 ***Section R606.12.2.2.3 of the CRC is amended to read as follows:***

11 **R606.12.2.2.3 Reinforcement requirements for masonry elements.** Masonry
12 elements listed in Section R606.12.2.2.2 shall be reinforced in either the horizontal
13 or vertical direction as shown in Figure R606.11(2) and in accordance with the
14 following:

- 15 1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of at
16 least one No. 4 bar spaced not more than 48 inches (1219 mm). Horizontal
17 reinforcement shall be provided within 16 inches (406 mm) of the top and
18 bottom of these masonry elements.
- 19 2. Vertical reinforcement. Vertical reinforcement shall consist of at least one No.
20 4 bar spaced not more than 48 inches (1219 mm). Vertical reinforcement
21 shall be within 8 inches (203 mm) of the ends of masonry walls.

22

23 ***Section R803.2.4 is added to Chapter 8 of the CRC to read as follows:***

24 **R803.2.4 Openings in horizontal diaphragms.** Openings in horizontal
25 diaphragms shall conform with Section R503.2.4.

26

27

28

Section R905.3.1 of the 2025 Edition of the CRC is amended to read as follows:

R905.3.1 Deck requirements. Concrete and clay tile shall be installed only over solid sheathing.

Exception: Spaced lumber shall be permitted in Seismic Design Categories A, B, and C.

Section R1001.3.1 of the CRC is amended to read as follows:

R1001.3.1 Vertical reinforcing. For chimneys up to 40 inches (1016 mm) wide, four No. 4 continuous vertical bars adequately anchored into the concrete foundation shall be placed between wythes of solid masonry or within the cells of hollow unit masonry and grouted in accordance with Section R606. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches (1016 mm) wide, two additional No. 4 vertical bars adequately anchored into the concrete foundation shall be provided for each additional flue incorporated into the chimney or for each additional 40 inches (1016 mm) in width or fraction thereof.

SECTION 6: CCMC Section 15.02.120 having been repealed in Section 2 above, is hereby replaced as follows:

§15.02.120 California Electrical Code Adopted by Reference

Pursuant to California Government Code §§ 50022.1 to 50022.8, the California Electrical Code, 2025 Edition, published at Title 24, Part 3, of the California Code of Regulations, including Annexes A thru J ("CEC") is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CEC is on file in the office of the Building Official and is available for public inspection as required by law.

SECTION 7: CCMC Section 15.02.125, having been repealed in Section 2 above, is hereby replaced as follows:

§15.02.125 CALIFORNIA MECHANICAL CODE ADOPTED BY REFERENCE WITH LOCAL AMENDMENTS.

A. Adoption of California Mechanical Code, 2025 Edition.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Mechanical Code, 2025 Edition, published at Title 24, Part 4, of the California Code of Regulations, including Appendices A through G (“CMC”) is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CMC, is on file in the office of the Building Official and is available for public inspection as required by law.”

B. Amendments to the Code.

Section 104.0 of the CMC is hereby amended as follows:

CMC Section 104.0 Permits is deleted in its entirety. The 2025 California Building Code, as incorporated into the Culver City Municipal Code, will govern the administration of the CMC.

Section 104.5 of the CMC is hereby amended as follows:

CMC Section 104.5 Fees is deleted in its entirety. The 2025 California Building Code, as incorporated into the Culver City Municipal Code, will govern the administration of the CMC.

SECTION 8: CCMC Section 15.02.130, having been repealed in Section 2 above, is hereby replaced as follows:

§15.02.130 CALIFORNIA PLUMBING CODE ADOPTED BY REFERENCE WITH LOCAL AMENDMENTS.

1 **A. Adoption of California Plumbing Code, 2025 Edition.**

2 Pursuant to California Government Code § 50022.1 to 50022.8, the California
3 Plumbing Code, 2025 Edition, published at Title 24, Part 5, of the California Code of
4 Regulations, including Appendices A, B, D, H, I, and L (“CPC”) is adopted by reference,
5 subject to the amendments, additions and deletions set forth below. One true copy of
6 the CPC is on file in the office of the Building Official and is available for public
7 inspection as required by law.

8 **B. Amendments to the Code.**

9 ***CPC Section 104.4.3 (Expiration) and Section 104.4.4 (Extensions) are***
10 ***deleted in its entirety.*** The 2025 California Building Code, as incorporated into the
11 Culver City Municipal Code, will govern the administration of the CPC.

12
13 ***CPC Section 1208.13.1 Seismic Gas Shutoff Valves is added to the 2025***
14 ***CPC to read as follows:***

15 **1208.13.1 Seismic Gas Shutoff Valves**

16 **1208.13.1.1 Scope.** A seismic gas shutoff valve shall be installed in compliance
17 with the requirements of this section on each gas fuel line in the following:

18 **1208.13.1.1.1** Any building or structure for which a building permit was first
19 issued on or after January 9, 2020.

20 **1208.13.1.1.2.** Any building or structure which is altered or expanded under a
21 building permit first issued on or after January 9, 2020, when such alteration or addition
22 is valued at more than \$10,000.

23 **1208.13.1.1.3.** Any building or structure sold on or after January 9, 2020.
24 However, when an individual condominium unit is sold in a building that has multiple
25 gas lines, then the requirements of this section shall apply only to the line or lines
26 serving the condominium unit that has been sold.

1 **1208.13.1.2. Maintenance.** Where the installation of a seismic gas shutoff valve
2 is required by this section in any building or structure, that seismic gas shutoff valve
3 shall be maintained for the life of that building or structure or shall be replaced with a
4 valve complying with the requirements of this section.

5 **1208.13.1.3 General Requirements.** Where the installation of a seismic gas
6 shutoff valve on a fuel line is required by this section, that valve must:

7 **1208.13.1.3.1** Be mounted rigidly to the exterior of the building or structure
8 containing the fuel line unless the building official determines that the seismic gas
9 shutoff valve has been tested and listed for an alternate method of installation.

10 **1208.13.1.3.2** Be installed downstream of the gas utility meter, except that a
11 valve may be installed upstream of the gas utility meter at the discretion of the gas utility
12 if the valve would otherwise meet the requirements of this section.

13 **1208.13.1.3.3** Be listed by an approved testing laboratory and certified by the
14 Office of the State Architect.

15 **1208.13.1.3.4** Have a thirty-year warranty which warrants that the valve is free
16 from defects and will continue to properly operate for thirty years from the date of
17 operation.

18 **1208.13.1.4 Critical Facilities.** The requirements of this Section shall not apply
19 to any building that is used by any public agency for the provision of emergency
20 services, including fire, police, and similar public safety services.

21 **1208.13.1.5 Definitions.** For purposes of this section, certain terms shall be
22 defined as follows:

23 **1208.13.1.5.1** Downstream of the Gas utility meter shall refer to all customer
24 owned gas piping.

25 **1208.13.1.5.2** Seismic Gas Shutoff Valve shall mean a system consisting of a
26 seismic sensing means and actuating means designed to automatically actuate a
27 companion gas shutoff means installed in a gas piping system in order to shut off the
28

1 gas downstream of the location of the gas shutoff means in the event of a severe
2 seismic disturbance. The system may consist of separable components or may
3 incorporate all functions in a single body. The terms "seismically activated gas shutoff
4 valves" and "earthquake sensitive gas shutoff valves," are synonymous.

5 1208.13.1.5.3 Upstream of the Gas Utility meter shall refer to all gas piping
6 installed by the utility up to and including the meter and the utility's bypass toe at the
7 connection to the customer owned piping.

8
9 **SECTION 9:** CCMC Section 15.02.135, having been repealed in Section 2
10 above, is hereby replaced as follows:

11 **§15.02.135 CALIFORNIA ENERGY CODE ADOPTED BY REFERENCE**

12 Pursuant to California Government Code §§ 50022.1 to 50022.8, the California
13 Energy Code ("CEC"), 2025 Edition, published at Title 24, Part 6, of the California Code
14 of Regulations. One true copy of the CEC, is on file in the office of the Building Official
15 and is available for public inspection as required by law."

16
17 **SECTION 10:** CCMC Section 15.02.140, having been repealed in Section 2
18 above, is hereby replaced as follows

19 **§15.02.140 CALIFORNIA HISTORICAL BUILDING CODE ADOPTED BY**
20 **REFERENCE**

21 Pursuant to California Government Code §§ 50022.1 to 50022.8, the California
22 Historical Building Code ("CHBC"), 2025 Edition, published at Title 24, Part 8, of the
23 California Code of Regulations. One true copy of the HBC is on file in the office of the
24 Building Official and is available for public inspection as required by law.

25
26 **SECTION 11:** CCMC Section 15.02.145, having been repealed in Section 2
27 above, is hereby replaced as follows:

**§15.02.145 CALIFORNIA EXISTING BUILDING CODE ADOPTED BY
REFERENCE WITH LOCAL AMENDMENTS.**

A. Adoption of California Existing Building Code, 2025 Edition.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Existing Building Code (“CEBC”), 2025 Edition, published at Title 24, Part 10, of the California Code of Regulations, is adopted by reference, subject to the amendments, additions and deletions set forth below.

Appendix A (Guidelines for Seismic Retrofit of Existing Buildings) with Chapters A1, A2, A3 is also adopted as Voluntary Earthquake Hazard Reduction Measures in Existing Buildings (Voluntary Seismic Retrofit). One true copy of the CEBC, is on file in the office of the Building Official and is available for public inspection as required by law.”

B. Amendments to the Code.

Amendments are located in Subchapter 15.02.500 Mandatory Seismic Provisions for Wood-Frame Buildings with Soft, Weak or Open-Front Walls.

SECTION 12: CCMC Section 15.02.150, having been repealed in Section 2 above, is hereby replaced as follows:

**§15.02.150 CALIFORNIA GREEN BUILDINGS STANDARDS CODE ADOPTED
BY REFERENCE WITH LOCAL AMENDMENTS.**

A. Adoption of California Green Building Standards Code, 2025 Edition.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Green Building Standards Code, 2025 Edition, published at Title 24, Part 11, of the California Code of Regulations (“CGBSC”) is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CGBSC, is on file in the office of the Building Official and is available for public inspection as required by law.”

SECTION 13. CCMC Section 15.02.155, having been repealed in Section 2 above, is hereby replaced as follows:

§15.02.155 CALIFORNIA REFERENCE STANDARDS CODE ADOPTED BY REFERENCE

A. The 2025 Edition of the California Reference Standards Code, published by the International Code Council, and all appendices, amendments, supplements, and errata thereto, is hereby adopted by reference and shall be applicable to the City of Culver City, and referred to as the "Reference Standards Code of the City of Culver City." One copy of the Reference Standards Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

SECTION 14: CCMC Section 15.02.160, is hereby added as follows:

§15.02.160 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED BY REFERENCE WITH LOCAL AMENDMENTS.

A. Adoption of International Property Maintenance Code, 2021 Edition.

Pursuant to California Government Code § 50022.1 to 50022.8, the International Property Maintenance Code ("IPMC"), 2021 Edition, promulgated and published by the International Code Council, including Appendix A, is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the IPMC, is on file in the office of the Building Official and is available for public inspection as required by law."

B. Amendments to the Code.

Section [A]111.2 of the IPMC is hereby amended as follows:

IPMC Section [A] 111.2 Membership of board, is deleted in its entirety. The 2025 California Building Code, as incorporated into the Culver City Municipal Code, will govern the administration of the IPMC.

Sections [A]111.2.1 through [A]111.8 of the IPMC are hereby deleted.

SECTION 15: Subchapter 15.02.1100 of the Culver City Municipal Code (“CCMC”) is hereby repealed and replaced as follows:

Local Amendments to the Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Codes Standards

§ 15.02.1100 ESTABLISHMENT AND PURPOSE OF REACH CODE STANDARDS.

The City has established Reach Code standards, which shall be administered by the Building Safety Division pursuant to the provisions of this Subchapter. The purpose of the Reach Code is to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional, and global ecosystems. The City's Reach Code standards shall be in addition to all current State of California Title 24 Energy Code requirements.

§ 15.02.1105 DEFINITIONS.

Terms defined herein shall have the following meanings when used in this Subchapter:

APPLICANT. Any individual, firm, limited liability company, association, partnership, political subdivision, government agency, municipality, industry or public or private corporation, or any other entity whatsoever that applies to the City for the applicable permits to undertake a qualifying project.

BUILDING OFFICIAL. The Building Official of the City of Culver City or his or her designee.

BUILDING SAFETY DIVISION. The City's Building Safety Division and its staff.

1 **CALGREEN.** The California Green Building Standards Code (Title-24, Part 11,
2 California Code of Regulations)

3 **CATEGORY 1 QUALIFYING PROJECT.** The construction of a new low-rise residential
4 building.

5 **CATEGORY 2 QUALIFYING PROJECT.** The addition to, or alteration of, an existing
6 low-rise residential building wherein the construction valuation of the proposed work
7 exceeds fifty percent (50%) of the replacement value of the existing building, as
8 determined by the Building Official.

9 **CATEGORY 3 QUALIFYING PROJECT.** The construction of a new non-residential
10 building or a new high-rise building.

11 **CATEGORY 4 QUALIFYING PROJECT.** The addition to, or alteration of, an existing
12 non-residential building or an existing high-rise building wherein either of the following
13 conditions applies:

14 (a) The construction valuation of the proposed work exceeds fifty percent (50%) of the
15 replacement value of the existing building, as determined by the Building Official; or

16 (b) The combined area of all alterations to the existing building and all additions to the
17 existing building exceeds 50,000 square feet.

18 **CCMC.** The Culver City Municipal Code.

19 **CITY.** The City of Culver City.

20 **DIRECTOR.** The Community Development Director of the City of Culver City or his or
21 her designee.

22 **PROJECT.** The qualifying project that is the subject of the permit application.

23
24 Construction projects that meet the definition of a Category 1 Qualifying Project,
25 Category 2 Qualifying Project, Category 3 Qualifying Project or Category 4 Qualifying
26 Project, shall comply with the provisions of Section 15.02.1120 through Section
27
28

1 15.02.1180, as applicable, and the provisions of the California Energy Code and
2 CALGreen.

3
4 **§ 15.02.1115 RESERVED.**

5
6 **§ 15.02.1120 WATER PERMEABLE SURFACES.**

7 Notwithstanding the provisions of this Chapter, Section 4.106.3.1 and Section
8 5.106.3 of the California Green Building Standards Code are hereby added to read as
9 follows:

10 **4.106.3.1 Water permeable surfaces for low-rise residential building.** Not
11 less than 20 percent of new parking, walking or patio surfaces shall be permeable.

12 **Exceptions:**

- 13 1. The primary driveway, primary entry walkway and entry porch or landing shall not be
14 included when calculating the area required to be a permeable surface.
15 2. Required accessible routes for persons with disabilities as required by California Code
16 of Regulations, Title 24, Part 2, Chapter 11A and/or Chapter 11B as applicable.

17 **5.106.3 Water permeable surfaces for other than low-rise residential**
18 **building.** Not less than 20 percent of new parking, walking or patio surfaces shall be
19 permeable.

20 **Exceptions:**

- 21 1. The primary driveway, primary entry walkway and entry porch or landing shall not be
22 included when calculating the area required to be a permeable surface.
23 2. Required accessible routes for persons with disabilities as required by California Code
24 of Regulations, Title 24, Part 2, Chapter 11A and/or Chapter 11B as applicable.

25
26 **§ 15.02.1125 GRAY WATER.**
27
28

1 Notwithstanding the provisions of this Chapter, Section 4.305.2 of the California
2 Green Building Standards Code is hereby added as follows:

3 **4.305.2 Gray water for low-rise residential building.** When a low-rise
4 residential building includes one or more dwelling units that contain a laundry connection
5 within the dwelling unit, all of the dwelling units containing a laundry connection shall
6 have a minimum of one (1) plumbing fixture constructed to divert gray water onto the
7 subject property in full compliance with Chapter 15 of the California Plumbing Code. The
8 plumbing fixture(s) connected to the gray water discharge system may be any fixture(s)
9 allowed to discharge gray water under the California Plumbing Code. The gray water
10 may be utilized for landscape irrigation or for percolation into the soil.

11 Exception: accessory dwelling unit and junior accessory dwelling unit.

12 **§ 15.02.1130 LANDSCAPE IRRIGATION CONTROLS.**

13 Notwithstanding the provisions of this Chapter, Section 4.304.2 and Section
14 5.304.2 of the California Green Building Standards Code are hereby added to read as
15 follows:

16 **4.304.2 Landscape irrigation controls for low-rise residential building.** All
17 new landscape irrigation shall utilize automatic irrigation controllers utilizing either
18 evapotranspiration or soil moisture sensor data for irrigation scheduling.

19 **5.304.2 Landscape irrigation controls for other than low-rise residential**
20 **building.** All new landscape irrigation shall utilize automatic irrigation controllers utilizing
21 either evapotranspiration or soil moisture sensor data for irrigation scheduling.

22
23 **§ 15.02.1135 LIGHT POLLUTION REDUCTION.**

24 Notwithstanding the provisions of this Chapter, Section A402.3.1.4 of the California
25 Green Building Standards Code is hereby adopted.

26
27 **§ 15.02.1140 ENHANCED CONSTRUCTION WASTE REDUCTION.**
28

Notwithstanding the provisions of this Chapter, Section 4.408.1 and Section 5.408.1 of the California Green Building Standards Code are hereby modified to read as follows:

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 75 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. The reuse of any construction materials for the project may be considered in determining compliance with the 75% waste reduction target. Third-party verification shall be required.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 75 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. The reuse of any construction materials for the project may be considered in determining compliance with the 75% waste reduction target. Third-party verification shall be required.

§ 15.02.1145 DEFENSIBLE SPACE IN WILDLAND-URBAN INTERFACE (WUI) AREAS.

1 Notwithstanding the provisions of this Chapter 6, Section 603.1.1 of the California
2 Wildland Urban Interface Code of the California Residential Code are hereby added to
3 read as follows:

4 **701A.5.1 Vegetation management plan.** For all projects located in an area
5 designated as a Very High Fire Hazard Severity Zone, a plan shall be submitted to the
6 Building Official or designee that identifies all areas of the property for which vegetation
7 management compliance is required by Chapter 6 of the California Wildland Urban
8 Interface Code. Compliance with Chapter 6 must be completed prior to requesting a
9 final inspection.

10
11 **§ 15.02.1150 FIRE-RESISTANT ROOF ASSEMBLIES IN WILDLAND-URBAN**
12 **INTERFACE (WUI) AREAS.**

13 Notwithstanding the provisions of this Chapter, Section 504.2.3 of the California
14 Wildland Urban Interface Code are hereby added to read as follows:

15 **504.2.3 Class-A fire resistant roof assemblies.** Roof coverings for new
16 buildings and replacements located in an area designated as a Very High Fire Hazard
17 Severity Zone shall be listed as Class-A by a recognized listing agency. Wood shake
18 and wood shingle roof coverings shall be prohibited in areas designated as a Very High
19 Fire Hazard Severity Zone.

20
21 **§ 15.02.1155 (RESERVED)**

22
23 **§ 15.02.1160 SHOWER FACILITIES FOR BICYCLE PARKING.**

24 When bicycle parking is required by other provisions in the Culver City Municipal
25 Code, shower facilities shall be required to be installed in a quantity and location as
26 established by guidelines promulgated by the Building Official and/or the Director. When
27
28

1 installed, shower facilities shall comply with the provisions of Chapter 11A or 11B of the
2 California Building Code.

3
4 **§ 15.02.1165 (RESERVED)**

5 **§ 15.02.1170 (RESERVED)**

6 **§ 15.02.1175 (RESERVED)**
7

8 A. No final inspection shall be approved for a project subject to the requirements
9 of this Subchapter, nor shall a temporary or final certificate of occupancy be issued for
10 such project, until such time as the requirements of this Subchapter have been satisfied,
11 as determined by final inspection of the Building Safety Division.

12 B. The Building Safety Division may issue field correction notices and/or stop
13 work orders on a project for non-compliance with the requirements of this Subchapter.

14 C. The provisions of this Subchapter may be enforced through any or all
15 available remedies provided in the CCMC.
16

17 **SECTION 16:** Nothing in this Ordinance shall be construed to affect any suit or
18 proceeding impending in any court, or any rights acquired, or liability incurred, or any
19 cause or causes of action acquired or existing, under any act or Ordinance hereby
20 repealed as cited in Section 1 of this Ordinance; nor shall any just or legal right or
21 remedy of any character be lost, impaired or affected by this Ordinance.
22

23 **SECTION 17:** Pursuant to Section 619 of the City Charter, this Ordinance shall
24 take effect thirty (30) days after its adoption. Pursuant to Section 616 and 621 of the
25 City Charter, prior to the expiration of fifteen (15) days after the adoption, the City Clerk
26 shall cause this Ordinance, or a summary thereof, to be published in the Culver City
27
28

1 News and shall post this Ordinance or a summary thereof in at least three (3) places
2 within the City.

3
4 **SECTION 18:** City Council hereby declares that, if any provision, section,
5 subsection, paragraph, sentence, phrase or word of this Ordinance is rendered or
6 declared invalid or unconstitutional by any final action in a court of competent
7 jurisdiction or by reason or any preemptive legislation, then the City Council would
8 have independently adopted the remaining provisions, sections, subsections,
9 paragraphs, sentences, phrases, or words of this Ordinance, and as such they shall
10 remain in full force and effect.

11 APPROVED and ADOPTED this _____ day of _____ 2025.

12
13 _____
14 DAN O'BRIEN MAYOR
15 City of Culver City, California

16 ATTEST:

17 APPROVED AS TO FORM:

18 _____
19 JEREMY BOCCHINO
20 City Clerk

21 *Christina Burrows* for
22 _____
23 HEATHER BAKER
24 City Attorney
25
26
27
28