

MEETING DATE: **05.23.11**

AGENDA ITEM: **A Public Hearing Concerning the Introduction of an Ordinance Repealing and Replacing SubChapter 15.02.100 of the Culver City Municipal Code and Adopting by Reference the 2010 California Building Standards Administrative Code, 2010 California Building Code, 2010 California Residential Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Energy Code, 2010 California Historical Building Code, 2010 Existing Building Code, 2010 California Green Building Standards Code, and 2010 California Reference Standards Code.**

ATTACHMENTS

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ORDINANCE NO. 2011-_____

AN ORDINANCE OF THE CITY OF CULVER CITY, STATE OF CALIFORNIA, REPEALING AND REPLACING SUBCHAPTER 15.02.100 OF THE CULVER CITY MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2010 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA RESIDENTIAL BUILDING CODE, 2010, CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA PLUMBING CODE, 2010 CALIFORNIA ENERGY CODE, 2010 CALIFORNIA HISTORICAL BUILDING CODE, 2010 EXISTING BUILDING CODE, 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2010 CALIFORNIA REFERENCE STANDARDS CODE

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

SECTION 1: That Subchapter 15.02.100 of Chapter 15.02 of the Culver City Municipal Code is hereby repealed; and those certain documents, copies of which are on file in the office of the City Clerk, being marked and designated as the 2010 triennial edition of the California Code of Regulations, Title 24 (California Building Standards Code), consisting of Parts 1 through 6, part 8, and parts 10 through 12, with all appendices, amendments, supplements and errata, are hereby adopted as the Building Standards Administrative Code, Building Code, Residential Building Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Existing Building Code, Green Building Standards Code, and Reference Standards Code of the City of Culver City, in the State of California, and each and all of the regulations, provisions, penalties, conditions and terms of said Codes on file in the office of the City Clerk of Culver City are hereby incorporated, referred to, adopted, and made a part hereof, as though fully set out in this ordinance.

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SECTION 2. Subchapter 15.02.100 of the Culver City Municipal Code, having been repealed in Section 1 above, is hereby replaced as follows:

ADOPTION OF STATE CODES

§15.02.100 California Building Standards Administrative Code Adopted by Reference

A. The 2010 Edition of the California Building Standards Administrative 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 "Building Standards Administrative Code of the City of Culver City."

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

§15.02.105 California Building Code Adopted by Reference

A. The 2010 Edition of the California Building Code, Volumes 1 and 2, 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 "Building Code of the City of Culver City."

B. One copy of the Building Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

§15.02.110 California Residential Building Code Adopted by Reference

A. The 2010 Edition of the California Residential Building 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

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City of Culver City, and referred to as the “Residential Building Code of the City of Culver City.”

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

§15.02.115 California Electrical Code Adopted by Reference

A. The 2010 Edition of the California Electrical 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 “Electrical Code of the City of Culver City.”

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

§15.02.120 California Mechanical Code Adopted by Reference

A. The 2010 Edition of the California Mechanical 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 “Mechanical Code of the City of Culver City.”

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

§15.02.125 California Plumbing Code Adopted by Reference

A. The 2010 Edition of the California Plumbing 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 “Plumbing Code of the City of Culver City.”

B. One copy of the Plumbing Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

§15.02.130 California Energy Code Adopted by Reference

A. The 2010 Edition of the California Energy 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 "Energy Code of the City of Culver City."

B. One copy of the Energy Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

§15.02.135 California Historical Building Code Adopted by Reference

A. The 2010 Edition of the California Historical Building 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 "Historical Building Code of the City of Culver City."

B. One copy of the Historical Building Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

§15.02.140 California Existing Building Code Adopted by Reference

A. The 2010 Edition of the California Existing Building 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 "Existing Building Code of the City of Culver City."

B. One copy of the Existing Building Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

§15.02.145 California Green Building Standards Code Adopted by Reference

A. The 2010 Edition of the California Green Building 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 "Green Building Standards Code of the City of Culver City."

B. One copy of the Green Building Standards Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

§15.02.150 California Reference Standards Code Adopted by Reference

A. The 2010 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."

B. 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 3: Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or Ordinance hereby repealed as cited in Section 1 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 4: Pursuant to Section 619 of the City Charter, this Ordinance shall take effect thirty (30) days after its adoption. Pursuant to Section 616 and 621 of the City Charter, prior to the expiration of fifteen (15) days after the adoption, the City

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Clerk shall cause this Ordinance, or a summary thereof, to be published in the
Culver City News and shall post this Ordinance or a summary thereof in at least
three (3) places within the City.

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

APPROVED and ADOPTED this ____ day of _____ 2011.

CHRISTOPHER ARMENTA, MAYOR
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE
City Clerk

CAROL A. SCHWAB,
City Attorney

CHAPTER 15.02: BUILDINGS, STRUCTURES AND EQUIPMENT

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- 15.02.015 Administrative authority

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- 15.02.120 California Plumbing Code adopted by reference
- 15.02.125 California Energy Code adopted by reference
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GENERAL PROVISIONS

§ 15.02.005 VIOLATIONS AND PENALTIES.

A. 1. No person shall erect, construct, enlarge, alter, repair, move, improve remove, convert, demolish, install, replace, equip, use, occupy, maintain or relocate any building or structure or fixture or equipment or property, or cause or permit the same to be done, in violation

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of any California Code herein adopted, or in violation of any provisions of this Chapter, and no person shall fail to comply with any lawful order made there under.

2. Any such violation or failure to comply shall be a misdemeanor, which shall be punishable in accordance with § 1.01.040 of this Code.

B. Any violation of, or failure to comply with this Chapter shall constitute a separate offense for each and every day, during any portion of which any such violation or failure is committed, continued or permitted, and shall be punishable accordingly.

C. At the discretion of the City Attorney, any violation of this Chapter may be prosecuted as a misdemeanor or as an infraction.

(Ord. No. 2003-015 § 1 (part))

§ 15.02.010 PURPOSES OF CALIFORNIA CODES AND THIS CHAPTER.

It is the purpose of the provisions of Chapters 15.02, 15.03 and 15.04 of this Code and the California Code to provide minimum standards and requirements for the protection of the public health, safety, property and public welfare by regulating and controlling the design, operation, construction, installation, replacement, quality of materials, use, occupancy, location and maintenance of buildings and structures, signs and sign structures, heating, ventilating, cooling, refrigeration systems, incinerators and other heat-producing appliances, plumbing systems, and solar systems and rainwater drainage systems within the City.

(Ord. No. 2003-015 § 1 (part))

§ 15.02.015 ADMINISTRATIVE AUTHORITY.

The Building Official shall be the administrative authority for each of the Codes.

(Ord. No. 2003-015 § 1 (part))

§ 15.02.020 TAX CERTIFICATE REQUIRED.

No permit required by this Chapter or Chapters 15.03 or 15.04 shall be issued to an applicant who is required by Chapter 11.01 of this Code to have a business tax certificate, unless the applicant has a valid, current tax certificate.

(Ord. No. 2003-015 § 1 (part))

ADOPTION OF STATE CODES

§ 15.02.100 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE ADOPTED BY REFERENCE.

A. The 2007 Edition of the California Building Standards Administrative 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, and referred to as the "Building Standards Administrative Code of the City of Culver City."

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

(Ord. No. 2008-007 § 2 (part))

§ 15.02.105 CALIFORNIA BUILDING CODE ADOPTED BY REFERENCE.

A. The 2007 Edition of the California Building Code, Volumes 1 and 2, 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, and referred to as the "Building Code of the City of Culver City."

B. One copy of the Building Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

(Ord. No. 2008-007 § 2 (part))

§ 15.02.110 CALIFORNIA ELECTRICAL CODE ADOPTED BY REFERENCE.

A. The 2007 Edition of the California Electrical 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, and referred to as the "Electrical Code of the City of Culver City."

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B. One copy of the Electrical Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

(Ord. No. 2008-007 § 2 (part))

§ 15.02.115 CALIFORNIA MECHANICAL CODE ADOPTED BY REFERENCE.

A. The 2007 Edition of the California Mechanical 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, and referred to as the "Mechanical Code of the City of Culver City."

B. One copy of the Mechanical Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

(Ord. No. 2008-007 § 2 (part))

§ 15.02.120 CALIFORNIA PLUMBING CODE ADOPTED BY REFERENCE.

A. The 2007 Edition of the California Plumbing 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, and referred to as the "Plumbing Code of the City of Culver City."

B. One copy of the Plumbing Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

(Ord. No. 2008-007 § 2 (part))

§ 15.02.125 CALIFORNIA ENERGY CODE ADOPTED BY REFERENCE.

A. The 2007 Edition of the California Energy 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, and referred to as the "Energy Code of the City of Culver City."

B. One copy of the Energy Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

(Ord. No. 2008-007 § 2 (part))

**§ 15.02.130 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
ADOPTED BY REFERENCE.**

A. The 2007 Edition of the California Elevator Safety Construction 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, and referred to as the "Elevator Safety Construction Code of the City of Culver City."

B. One copy of the Elevator Safety Construction Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

(Ord. No. 2008-007 § 2 (part))

**§ 15.02.135 CALIFORNIA HISTORICAL BUILDING CODE ADOPTED BY
REFERENCE.**

A. The 2007 Edition of the California Historical Building 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, and referred to as the "Historical Building Code of the City of Culver City."

B. One copy of the Historical Building Code of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

(Ord. No. 2008-007 § 2 (part))

**§ 15.02.140 CALIFORNIA CODE FOR BUILDING CONSERVATION ADOPTED BY
REFERENCE.**

A. The 2007 Edition of the California Code for Building Conservation, 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, and referred to as the "Code for Building Conservation of the City of Culver City."

B. One copy of the Code for Building Conservation of the City of Culver City shall be kept on file in the Building Official's office for public inspection.

(Ord. No. 2008-007 § 2 (part))

§ 15.02.145 CALIFORNIA REFERENCE STANDARDS CODE ADOPTED BY REFERENCE.

A. The 2007 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, and referred to as the "Reference Standards Code of the City of Culver City."

B. 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.

(Ord. No. 2008-007 § 2 (part))

SANDBLASTING

§ 15.02.500 PURPOSE.

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

(Ord. No. 2003-015 § 1 (part))

§ 15.02.505 PERMIT REQUIRED; COMPLIANCE WITH REGULATIONS.

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

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

(Ord. No. 2003-015 §1 (part)) Penalty, see § 15.02.005

§ 15.02.510 ENFORCEMENT.

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

B. No person shall do any sandblasting after a permit therefor has been revoked.

(Ord. No. 2003-015 §1 (part)) Penalty, see § 15.02.005

ANTENNAS

§ 15.02.600 DEFINITIONS.

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

ANTENNA. Any system of wires, poles, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic waves, which system is external to or attached to the exterior of any building. The term **ANTENNA** shall include “dish” antennas and devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom which may be mounted upon and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be a part of the antenna.

ANTENNA ARRAY. A group of antenna elements on the same geometric plane.

ANTENNA, COMMERCIAL. An antenna in any zoning district used in conjunction with a business, commercial enterprise, trade, calling, vocation, profession, occupation or means of livelihood, whether or not carried on for gain or profit, including, but not limited to, public utilities, cellular telephone communications or privately owned or publicly supported AM or FM radio stations not otherwise exempt from the provisions of the Zoning Code, cable television operations or television broadcast stations, but excluding FCC-licensed amateur radio stations and standard television receive only (TVRO) nonparabolic antennas.

ANTENNA ELEMENT. Individual components of an individual antenna.

ANTENNA HEIGHT. The distance from the grade of the property at the base of the antenna or, in the case of a roof-mounted antenna, from the grade at the exterior base of the building, to the highest point of the antenna and its associated support structure when fully extended.

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ANTENNA, NONCOMMERCIAL. An antenna in any zoning district not used in conjunction with a business, commercial enterprise, trade, calling, vocation, profession, occupation, or means of livelihood, including, but not limited to, FCC-licensed amateur radio stations and standard television receive only (TVRO) parabolic antennas.

ANTENNA, NONPARABOLIC. An individual array or group of arrays used to transmit and/or receive electromagnetic signals, including, but not limited to, radio waves related to amateur radio stations licensed by the Federal Communications Commission (FCC).

ANTENNA STRUCTURE. An antenna array and its associated support structure, such as a mast, tower, or bracing wire, but not to include a suspended simple wire antenna, that is used for the purpose of transmitting and/or receiving electromagnetic signals, including, but not limited to, radio waves and microwaves.

ANTENNA STRUCTURE, FREESTANDING. An antenna structure that is not attached to a building, fence or other such structure.

ANTENNA, TVRO NONPARABOLIC. A standard roof-mounted antenna array, and its associated support structure, that is used solely to receive broadcast television signals.

ANTENNA, VERTICAL WHIP. A pole or single element vertical antenna no more than three (3) inches in diameter, and its associated support structure.

(Ord. No. 2003-015 § 1 (part))

§ 15.02.605 COMPLIANCE WITH REGULATIONS REQUIRED.

A. Radio and television antennas, including satellite receiving or transmission antenna systems and microwave antenna systems, may be installed, erected and maintained within all land use zones of the City, but only in accordance with the provisions of this Subchapter and the “Dish Antenna Regulations” of the Zoning Code, as set forth in Title 17 of this Code.

B. No antenna shall be permitted within the City, except as follows:

1. Roof-mounted antennas are permitted when the boom or any active element of the antenna array is fifteen (15) feet or less in length, provided that they are in conformity with the development standards of this Section.

2. The following antennas shall require a building permit, and may be permitted upon review and approval of the plans for such antennas by the City Planner. The plan should be in conformity with the development standards of § 15.02.615 and the Zoning Code, as set forth in Title 17 of this Code:

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a. Roof-mounted antennas when the boom or any active element of the antenna array is longer than fifteen (15) feet.

b. All ground-mounted antennas.

c. All satellite receiving or transmission antennas.

3. Every antenna, whether temporary or permanent, shall be subject to the review and approval of the Building Official where required by the Building Code, and shall be subject to the applicable provisions of the Zoning Code, as set forth in Title 17 of this Code, and to Chapter 15.07, except that noncommercial nonparabolic antennas are subject only to the provisions of § 15.02.610 C.

(Ord. No. 2003-015 §1 (part)) Penalty, see § 15.02.005

§ 15.02.610 NONCOMMERCIAL NONPARABOLIC ANTENNAS.

A. Applicability to noncommercial nonparabolic antennas.

1. Notwithstanding § 15.02.605, a nonparabolic antenna that is in existence as of May 11, 1995, may continue in existence at the current height and location, and need not comply with the design standards stated herein, unless the following occurs:

a. If, in the case of a roof-mounted antenna weighing more than fifty (50) pounds, the antenna is replaced with one that is larger in any of its dimensions, the antenna structure shall then comply with the applicable regulations and design standards.

b. If, in the case of a noncommercial freestanding antenna structure, an existing antenna is replaced with one that is larger in any of its dimensions, the antenna structure shall then comply with the regulations and design standards contained in § 15.02.610 C.

2. Notwithstanding § 15.02.605, no additional or structural alterations may be made to a nonconforming antenna structure that would increase its nonconformity with the applicable regulations and design standards.

B. Purpose.

1. The City desires to allow noncommercial nonparabolic antennas in all areas of the City, subject only to limited and reasonable regulations which are permitted by Federal Law in order to prevent such antennas from adversely affecting the public health, safety, welfare or aesthetic interests.

2. a. The City Council finds that amateur radio operators provide an important public service by participating in local, regional and Statewide emergency and disaster preparedness

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programs, in facilitating international disaster relief programs, and in fostering international goodwill and understanding.

b. The City Council finds, however, the antennas and antenna structures related to FCC-licensed amateur radio communications may be aesthetically unsightly and visually obtrusive.

3. a. The City Council recognizes that because of the important public service provided by amateur radio operators, the FCC has partially preempted local regulation of amateur radio antennas.

b. Federal regulations specify that local regulations concerning the placement, screening or height of antennas for amateur radio communications must reasonably accommodate amateur communications, and constitute the minimum practicable regulation necessary to accomplish the local agency's legitimate purpose.

4. The City Council finds that the regulations and design standards set forth in this Subchapter reasonably accommodate FCC-licensed amateur radio communications, and constitute the minimum practicable regulation necessary to protect the public health, safety and aesthetic interests.

5. The provisions allowing the erection of nonparabolic antennas shall only permit those individuals who are Federally-licensed amateur radio operators to erect such antennas as allowed by the Municipal Code.

C. Regulation and design standards.

1. A noncommercial nonparabolic antenna shall be installed, modified, and maintained in accordance with the following standards:

a. One (1) roof-mounted TVRO nonparabolic antenna per residential unit, and up to four (4) roof-mounted nonparabolic antennas related to a FCC-licensed amateur radio station, shall be permitted for each parcel.

(1) One of the roof-mounted nonparabolic antennas per parcel may extend up to twenty-five (25) feet above the roofline, but all other additional nonparabolic antennas shall extend no more than fifteen (15) feet above the roofline.

(2) One (1) roof-mounted antenna related to a FCC-licensed amateur radio station may extend up to twenty-five (25) feet above the roofline; however, all other roof-mounted antennas related to a FCC-licensed amateur radio station shall extend no more than fifteen (15) feet beyond these height limits.

b. One (1) freestanding antenna structure related to a FCC-licensed amateur radio station measuring up to sixty-six (66) feet in height or fifteen (15) feet above the height limit of the district in which it is located, whichever height is greater, shall be permitted per parcel.

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(1) For purposes of this section, antenna structures shall be measured to the highest horizontal antenna element.

(2) A freestanding antenna structure exceeding fifty (50) feet in height shall be retractable to thirty-five (35) feet.

(3) A single vertical element may extend fifteen (15) feet beyond these height limits.

c. No portion of an antenna, including the array in any position, or of an antenna structure, shall be located between the face of the main building and any public street, or in any required front or side yard setback.

d. (1) The support structure shall be located a minimum of ten (10) feet from the rear property line.

(2) Neither an antenna nor an antenna structure shall extend beyond the property line of the parcel on which it is located.

e. Roof-mounted antennas or antenna structures shall be located at or to the rear of the centerline of a building.

f. An antenna structure shall be finished in a color to blend in with its immediate surroundings, to reduce glare, and to minimize its visual intrusiveness and negative aesthetic impact.

g. The display of any sign on an antenna or antenna structure is prohibited, except for public safety warnings, which must be placed no higher than eight (8) feet above the base of the antenna structure.

h. A building permit shall be obtained prior to the installation of a ground-mounted antenna structure, or a roof-mounted antenna structure for roof-mounted antennas weighing fifty (50) pounds or more, pursuant to the requirements of the Building Code.

2. Unless a finding is made that a proposed antenna poses an actual threat to the public health or safety, the Building Official or Committee on Permits and Licenses on appeal, shall have the authority to grant a use permit to modify the regulations and design standards of Subsection C.1. paragraphs a., b., c., or e. of this Section, if topographical conditions, nearby tall structures or other factors unreasonably obstruct or otherwise unreasonably interfere with effective transmission or reception of the type desired, and the cause of such obstruction or interference was not created by the applicant.

a. An application for a use permit and for a building permit shall be reviewed upon payment of fees for each application as established by resolution of City Council.

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b. As a condition of approval of a use permit to modify the design standard of Subsection C.1. paragraph b. of this Section, an antenna structure shall be required to be retractable to thirty-five (35) feet.

c. In cases where topographical conditions surrounding the antenna structure or the presence of nearby tall structures physically impede retracting an antenna to thirty-five (35) feet, the Building Official or Committee on Permits and Licenses on appeal, may allow an antenna structure to be retracted to a height greater than thirty-five (35) feet.

(Ord. No. 2003-015 §1 (part); Ord. No. 2007-002 § 18) Penalty, see § 15.02.005

§ 15.02.615 DEVELOPMENT STANDARDS.

Every antenna shall be located, designed, constructed, treated, and maintained in accordance with the following standards:

A. The antenna shall be installed and maintained in compliance with the requirements of the Building Code.

B. The maximum number of antennas that may be installed on any lot shall not exceed:

1. One ground-mounted antenna;
2. Two (2) roof-mounted antennas;
3. In the manufacturing and studio zones, more dish antennas may be permitted, according to Title 17 of this Code.

C. 1. In residential zones, roof-mounted antennas shall not extend higher than fifteen (15) feet above the maximum building height permitted in the zone, except a single vertical pole antenna may extend to twenty (20) feet above the peak of the roof; provided that a roof-mounted disc antenna shall not exceed twenty-four (24) inches in diameter.

2. In nonresidential zones, roof-mounted antennas shall not extend higher than fifteen (15) feet above the maximum building height permitted in the zone or fifteen (15) feet above the building upon which it is mounted, whichever is less.

D. 1. Ground-mounted antennas shall not exceed forty (40) feet in height, except remote communication installation facility antennas, as provided in the Zoning Code.

2. All satellite receiving and transmitting "dish" type antennas shall be installed in accordance with the provisions of the Zoning Code, as set forth in Title 17 of this Code.

ATTACHMENT 2

E. Not more than one antenna shall be permitted on any lot when the boom or any active element of the antenna array is longer than fifteen (15) feet.

F. 1. Stacking of antennas may be permitted when stacked in a ground-mounted antenna configuration, provided that not more than three (3) such antennas are attached to the tower.

2. For the purpose of this Section, such antennas shall be considered one antenna and shall be subject to all the requirements of this Section.

G. Antennas shall be erected or maintained to the rear of the main building; provided that, when the subject property is a cul-de-sac or any lot with a side yard larger than the rear yard, the antenna may be located in the side yard.

1. Antenna towers or the supports therefor shall not be located in any street-facing setback area.

2. No portion of any antenna array shall extend beyond the property lines or into any front yard area.

3. Guy wires shall not be anchored within any front yard area, but may be attached to the building.

H. Antennas may be roof- or ground-mounted, freestanding or supported by guy wires, buildings or other structures in compliance with the manufacturer's structural specifications.

1. A ground-mounted antenna shall be an antenna with its base mounted directly in the ground, even if such antenna is supported or attached to the wall of a building.

2. A fixed-guy antenna tower shall be fascia-mounted or guyed according to approved standards.

3. A wire antenna that is not self-supporting shall be supported by objects entirely within the lot lines of the property upon which the antenna is erected, but not within a front setback.

I. Antennas, including guy wires, supporting structures and accessory equipment, shall be located and designed so as to minimize the visual impact on surrounding properties and from public streets.

1. Antennas should be screened through the addition of architectural features and/or landscaping that harmonize with the elements and characteristics of the property.

2. The materials used in constructing the antennas shall not be unnecessarily bright, shiny, garish or reflective.

J. The antenna shall meet all manufacturer's specifications.

ATTACHMENT 2

1. The mast or tower shall be of noncombustible and corrosive-resistant material.

2. The miscellaneous hardware, such as brackets, turnbuckles, clips and similar type equipment subject to rust or corrosion, shall be protected with a zinc or cadmium coating, by either a galvanizing or a sherardizing process after forming, to guard against corrosion and to protect the elements against electrolytic action due to the use of adjoining dissimilar metals.

K. 1. Whenever it is necessary to install an antenna near power lines, or where damage would be caused by its falling, a separate safety wire must be attached to the antenna mast or tower, and secured in a direction away from the hazard.

2. Antenna transmission lines must be kept at least twenty-four (24) inches clear of utility lines.

L. Every antenna shall be adequately grounded for protection against a direct strike of lightning, with an adequate ground wire.

1. The ground wire shall be of the type approved by the latest edition of the Electrical Code for grounding masts and lightning arrestors, and shall be installed in a mechanical manner with as few bends as possible, maintaining a clearance of at least two (2) inches from combustible materials.

2. Lightning arrestors shall be used, which are approved as safe by the Underwriters' Laboratories, Inc., and both sides of the line must be adequately protected with proper arrestors to remove static charges accumulated on the line.

3. When lead-in conductors of polyethylene ribbon-type are used, lightning arrestors must be installed in each conductor.

4. When coaxial cable or shielded twin lead is used for lead-in, suitable protection may be provided without lightning arrestors by grounding the exterior metal sheath.

M. Reasonable conditions of approval may be imposed to mitigate any negative impacts caused by installation of the antenna.

1. The cost of any such condition to the applicant shall be considered in light of the public benefit derived from the condition.

2. Other than the manufacturer's trade name and/or logo, no antenna or the support structure therefore shall be used for any commercial advertising purpose.

N. All antenna components shall be Underwriters' Laboratories, Inc., approved as acceptable to the Building Official.

O. Ground-mounted antennas shall have their related cables installed in conduit underground from base of antenna to wall of building.

1. Conduit may be rigid steel or PVC.
 2. Roof-mounted antennas may have related cables installed in conduit (threaded rigid) or run exposed, provided related cables are of hard usage type and grouped together.
 3. All antennas are subject to Articles 810 and 820 of the 1984 National Electric Code, in addition to Culver City ordinances.
- (Ord. No. 2003-015 § 1 (part); Ord. No. 2004-013 § 1 (part)) Penalty, see § 15.02.005

§ 15.02.620 APPLICATION FOR APPROVAL.

- A. Prior to installing any antenna for which approval is required pursuant to § 15.02.605 or the Zoning Code, as set forth in Title 17 of this Code, a building permit application shall be submitted to and approved by the authorized agency.
 - B. The application shall be accompanied by construction drawings showing the proposed method of installation, the manufacturer's specifications, if any, and a plot plan showing the location of the antenna, property and setback lines, and all structures.
 - C. In addition, the application shall be accompanied by engineering data establishing the fact that the antenna conforms to the structural requirements of the Building Code.
 1. Such engineering data may include custom engineering calculations for each installation, the calculations and data to be submitted by a structural or civil engineer registered by the State of California.
 2. Such registered engineer may be employed by the manufacturer of the antenna.
- (Ord. No. 2003-015 § 1 (part))

§ 15.02.625 ENFORCEMENT.

- A. Every antenna shall be maintained in good condition and in accordance with all requirements of this Section.
- B.
 1. Every antenna shall be subject to periodic reinspection.
 2. No additions, changes or modifications shall be made to an antenna, unless the addition, change or modification is in conformity with the Building Code, this Subchapter, and the Zoning Code, as set forth in Title 17 of this Code, if it is a dish antenna.

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C. 1. Failure to abide by and faithfully comply with this Section, or with any and all conditions that may be imposed, shall constitute grounds for the revocation of the approval by the City Planner.

2. The remedies provided for herein shall be cumulative with other remedies provided in this Code, and not exclusive.

(Ord. No. 2003-015 §1 (part)) Penalty, see § 15.02.005

POST-DISASTER RECOVERY AND RECONSTRUCTION

§ 15.02.700 PURPOSE.

A. This Subchapter establishes regulations to apply in the event a disaster causes damage to buildings and structures in the City, and includes the adoption of uniform placards to post the condition of the building based on an early assessment of danger, procedures for demolition and standards for repair and reconstruction of building and structures, including those deemed historic, damaged by disasters.

B. Adoption of this Subchapter is not intended to preempt the City Council's authority to adopt different or supplemental regulations, including interim regulations, for post-disaster recovery and repair.

(Ord. No. 2003-015 § 1 (part))

§ 15.02.705 APPLICABILITY.

The provisions of this Subchapter are applicable following any disaster or societal upheaval, including earthquake, fire, flood, hurricane, tornado, tsunami or similar event which results in damage to buildings and structures of all occupancies within the City of Culver City.

(Ord. No. 2003-015 § 1 (part))

§ 15.02.710 DEFINITIONS.

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

ATTACHMENT 2

ARCHITECT. An individual licensed by the State of California to practice architecture as defined in the California Business and Professions Code.

BUILDING. Any building as defined in California Health and Safety Code § 18908.

CBC. The California Building Code published by the California Building Standards Commission, as adopted by § 15.02.100 hereinabove, in accordance with the operation of law pursuant to California Health and Safety Code § 18941.5. The edition to be applied shall be that edition in effect at the time of the declaration of a local emergency by the City Council.

CIVIL ENGINEER. An individual registered by the State of California to practice civil engineering as defined in the California Business and Professions Code.

DISASTER. Any natural occurrence, including earthquake, fire, flood, hurricane, tornado, tsunami or similar event, or any societal upheaval, including civil disturbance or similar event, which results in a declaration that the City or a portion thereof is a disaster area, or a declaration of local emergency by the President of the United States, Governor of the State of California, City Council of Culver City, City Manager or designee, or other governmental official.

ESSENTIAL SERVICES FACILITY. Any building or structure which houses facilities or services necessary for emergency operations subsequent to a disaster, as determined by the City Manager or his or her designee.

HISTORIC BUILDING OR STRUCTURE. Any building or structure included on the National Register of Historic Places, the State Register of Historic Places or Points of Interest, or structures or buildings within a historic district designated pursuant to Chapter 15.05 of this Code.

REINFORCED. The installation or the existence of reinforcing steel with the capacity to allow the load-resisting cross section to resist flexure and shear stress, as determined by the Building Official.

REPLACEMENT VALUE. The dollar value, as determined by the Building Official, of replacing the damaged structure with a new structure of the same size, construction material and occupancy on the same site.

SAFETY ASSESSMENT. A visual, nondestructive examination of a building or structure for the purpose of determining the condition for continued occupancy following a natural or manmade disaster.

STATE HISTORIC PRESERVATION OFFICER. The individual appointed by the Governor, pursuant to the National Historic Preservation Act, 16 U.S.C. § 470a (b), to administer the State Historic Preservation Program.

ATTACHMENT 2

STRUCTURAL ENGINEER. An individual registered by the State of California to practice civil engineering, and to use the title **STRUCTURAL ENGINEER** as defined in the California Business and Professions Code.

STRUCTURE. Any **STRUCTURE** as defined in California Health and Safety Code § 18908.

VALUE OF REPAIR. The dollar value, as determined by the Building Official, of making the necessary repairs to the damaged structure.

(Ord. No. 2003-015 § 1 (part); Ord. No. 2006-009 § 22 (part))

§ 15.02.715 PLACARDS.

A. The placards described in this Section are hereby adopted as the official placards to be used to designate the condition for continued occupancy of building or structures.

B. At the top of each placard, the words “DISASTER PREPAREDNESS PROGRAM, CITY OF CULVER CITY BUILDING DIVISION,” the official City Seal, address and telephone number of the Building Division, and at the bottom of each placard the words “DO NOT REMOVE, ALTER OR COVER THIS PLACARD UNTIL AUTHORIZED BY THE BUILDING OFFICIAL OF THE CITY OF CULVER CITY” shall appear.

C. In addition to the information set forth in Subsection B., the placards shall additionally provide one of the three (3) following descriptions:

1. “INSPECTED—Lawful Occupancy Permitted” is to be posted on any building or structure wherein no apparent structural hazard has been found. Posting of this placard does not intend to mean that there is no damage to the building or structure.

2. “RESTRICTED USE” is to be posted on each building or structure that has been damaged, wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will:

- a. Note in general terms the type of damage encountered; and
- b. Clearly and concisely note the restrictions on continued occupancy.

3. “UNSAFE—Do Not Enter or Occupy” is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety.

a. Buildings or structures posted with this placard shall not be entered under any circumstance, except as authorized in writing by the Building Division.

b. This placard is not to be used or considered as a demolition order or permit.

ATTACHMENT 2

c. The individual who posts this placard will note in general terms the type of damage encountered.

D. Once it has been attached to a building or structure, a placard is not to be removed, altered or covered until done so by an authorized representative of the department or upon written notification from the Building Division.

E. 1. No person shall post or attach any facsimile placards on any building.

2. No person shall use any facsimile placards for advertisement.

(Ord. No. 2003-015 §1 (part)) Penalty, see § 15.02.005

§ 15.02.720 CRITERIA FOR DEMOLITION OF DANGEROUS BUILDINGS.

A. 1. Except as provided in § 15.02.725 for historic buildings or structures, within seven (7) days after the event, any building or structure determined by the Building Official to represent an imminent hazard to public health and safety, or to pose an imminent threat to the public right-of-way, shall be condemned and immediately demolished.

2. The condemnation and demolition shall be performed in the interest of public health and safety, without the hearings otherwise required by Chapter 9.04 of this Code.

B. After the seven (7)-day period established in Subsection A., if the Building Official determines that any building or structure represents a hazard to the health and safety of the public, or poses a threat to the public right-of-way, the Building Official shall duly notify the owner, or other person or legal entity in lawful possession or control of such building, stating that the building or structure is a dangerous building and represents a hazard to the public health and safety, or poses a threat to the public right-of-way, and shall commence condemnation or other legal proceedings.

C. In the event the owner of a building or structure damaged by the disaster elects to demolish rather than repair, the owner shall obtain a demolition permit for the building or structure in accordance with City procedures.

(Ord. No. 2003-015 §1 (part)) Penalty, see § 15.02.005

§ 15.02.725 DEMOLITION OF HISTORIC BUILDINGS OR STRUCTURES.

A. Notwithstanding the Historic Preservation Program set forth in Chapter 15.05, within seven (7) days after the event, any historic building or structure determined by the Building

ATTACHMENT 2

Official to represent an imminent hazard to public health and safety, or to pose an imminent threat to the public right-of-way, the Building Official shall notify the State Historic Preservation Officer that one of the following actions will be taken:

1. Whenever possible, within reasonable limits as determined by the Building Official, the historic building or structure shall be braced or shored in such a manner as to mitigate the hazard to public health and safety or the hazard to the public right-of-way.

2. Whenever bracing or shoring is determined not to be reasonable, the Building Official shall cause the historic building or structure to be condemned and immediately demolished.

a. The condemnation and demolition shall be performed in the interest of public health and safety, without the hearings otherwise required by Chapter 9.04 of this Code.

b. Prior to commencing demolition, the Building Official shall videotape and photographically record the entire building or structure.

B. If, after the seven (7)-day period specified in subsection A. and less than thirty (30) days after the event, a historic building or structure is determined to represent a hazard to the health and safety of the public, or pose a threat to the public right-of-way, the Building Official shall duly notify the owner, or other person or legal entity in lawful possession or control of such building, and the Federal Emergency Management Agency, in accordance with the National Historic Preservation Act of 1966, as amended, stating that the building or structure is a dangerous building and represents a hazard to the public health and safety, or poses a threat to the public right-of-way, and that the City intends to commence condemnation or other legal proceedings.

C. In the event the owner of any historic building or structure and the Building Official have agreed to demolition of the affected building or structure within thirty (30) days of the event, the Building Official shall submit a request to demolish, including all substantiating data, to the Federal Emergency Management Agency, in accordance with the National Historic Preservation Act of 1966, as amended.

D. If, after thirty (30) days have elapsed, the Building Official and owner of a historic building or structure agree to demolition of the affected structure, the proposed demolition shall be subject to the review process, including appeal, established by the National Historic Preservation Act of 1966, as amended.

(Ord. No. 2003-015 §1 (part)) Penalty, see § 15.02.005

§ 15.02.730 REPAIR CRITERIA FOR DAMAGED BUILDINGS.

Except as otherwise provided, buildings and structures of all occupancies which have been damaged as a result of a disaster shall be repaired in accordance with the following criteria:

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A. When the estimated value of repair does not exceed ten percent (10%) of the replacement value of the structure, the damaged portion shall be restored to its pre-disaster condition, unless the damaged elements include suspended ceiling systems.

B. Notwithstanding Subsection A.1. above, a suspended ceiling system which is damaged shall be repaired and all bracing required by the current CBC shall be installed.

C. When the estimated value of repair is greater than ten percent (10%) but less than fifty percent (50%) of the replacement value of the structure, the damaged elements, including all critical ties, supported elements and supporting elements associated with therewith, shall be repaired and brought into conformance with the structural requirements of the current CBC.

D. When the estimated value of repair is fifty percent (50%) or more of the replacement value of the structure, the entire structure shall be brought into conformance with the structural requirements of the current CBC.

E. In Group R, Division 3 occupancies (single-family dwelling and duplex), the repair value of damaged chimneys shall be excluded from the computation of percentage of replacement value.

(Ord. No. 2003-015 §1 (part)) Penalty, see § 15.02.005

§ 15.02.735 REPAIR CRITERIA FOR CHIMNEYS.

A. All damaged reinforced chimneys must be repaired or reconstructed to comply with the requirements of Chapter 31 of the CBC (pertaining to chimneys, fireplaces and barbecues). Damaged portions shall be removed in accordance with the following criteria:

1. a. When the damaged portion is located between the roofline and the top of the chimney, the damaged portion shall be removed to the roofline, provided the roof and ceiling anchorage are in sound condition.

b. The reconstructed portion of the chimney shall be braced to the roof structure.

2. For a single-story structure in which the damaged portion of the chimney is below the roofline or extends from above the roofline to below the roofline, the chimney shall be removed to the top of the fireplace.

3. For a multiple-story structure, the damaged portion of the chimney shall be removed from the top to a floorline where sound anchorage is found.

4. In any structure where the firebox has been damaged, the entire chimney and firebox shall be removed to the foundation.

ATTACHMENT 2

- a. If the foundation is in sound condition, the firebox and chimney may be reconstructed using the existing foundation.
 - b. If the foundation has been damaged, the foundation shall be removed and replaced.
- B. 1. Where existing conditions preclude the installation of all anchorage required by Chapter 31 of the CBC, alternate systems may be used in accordance with the alternate methods and materials provisions of the CBC, as approved by the Building Official.
2. Such alternate systems shall be designed and detailed by a structural engineer, civil engineer or architect, as approved by the Building Official.
- C. When the portion of the chimney extending above the roofline exceeds two (2) times the least dimension of the chimney, that portion above the roofline shall be braced to the roof structure.
- D. All damaged unreinforced chimneys shall be demolished to the footing or other founding support system.

(Ord. No. 2003-015 §1 (part)) Penalty, see § 15.02.005

§ 15.02.740 REPAIR CRITERIA FOR ESSENTIAL SERVICES FACILITIES.

- A. An engineering evaluation shall be performed for buildings or structures housing essential service facilities which have been damaged as a result of a disaster.
- B. The minimum criteria for repair shall be as follows:
1. When the estimated value of repair is less than thirty percent (30%) of the replacement value of the structure, the damaged elements, including all critical ties, supported elements and supporting elements associated with therewith, shall be repaired and brought into conformance with the structural requirements of the current CBC.
 2. When the estimated value of repair is thirty percent (30%) or more of the replacement value of the structure, the entire structure shall be brought into conformance with the structural requirements of the current CBC.

(Ord. No. 2003-015 §1 (part)) Penalty, see § 15.02.005

§ 15.02.745 REPAIR CRITERIA FOR HISTORIC BUILDINGS OR STRUCTURES.

ATTACHMENT 2

A. An engineering evaluation shall be performed for historic buildings or structures which have been damaged as a result of a disaster.

B. The criteria for repair shall be those established in the State of California Historic Building Code, as set forth in California Code of Administrative Regulations, Title 24, Part 8; provided that the minimum standards established in § 15.02.730 (for general repair criteria) shall be followed, with consideration given to the historical rating and nature of the structures.

C. Where conflicts exist between the standards established in this Subchapter and the State Historic Building Code, the State Historic Building Code shall govern.

(Ord. No. 2003-015 § 1 (part))

HILLSIDE DRAINAGE

§ 15.02.800 DRAINAGE SYSTEM REQUIRED IN HILLSIDE AREA.

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

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

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

B. The drainage system shall consist of a continuous one percent (1%) grade, or more, on all parts of the pad sloping down to the nearest street, or drainage structures, or a combination of such structures and grading, designed to drain water falling on the pad to an abutting street.

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

(Ord. No. 2003-015 § 1 (part)) Penalty, see § 15.02.005

ADMINISTRATIVE ASSESSMENT COST RECOVERY

§ 15.02.900 ADMINISTRATIVE ASSESSMENT COST RECOVERY PROGRAM.

The City Council hereby finds and determines it is appropriate and necessary to require the recovery of costs incurred by the City in the administrative enforcement of § 9.07.035 of this Code; Chapter 15.02 of this Code, including but not limited to, the adopted California Building, Mechanical, Electrical and Plumbing Codes; Chapters 15.03, 15.04 and 15.05 of Title 15 of this Code; Title 17 of this Code, any and all final conditions of approval imposed on a construction project pursuant to this Code, and any other provisions of this Code authorized by resolution of the City Council.

(Ord. No. 2004-005 § 1 (part); Ord. No. 2005-005 § 1 (part))

§ 15.02.905 IMPOSITION OF ASSESSMENTS.

A. *Violation.* It shall be unlawful for any person to fail to comply with any Order to Comply issued by the Culver City Building Safety Division.

B. *Violation corrected.* When an Order to Comply has been satisfied within the time period prescribed, as confirmed by inspection or other proof acceptable to the Building Official, no administrative assessment shall be imposed.

C. *Violation not corrected.* When an Order to Comply has not been satisfied within the time period prescribed, as confirmed by inspection or other proof acceptable to the Building Official, an administrative assessment, established by resolution of the City Council, shall be imposed on the person named in the Order to Comply for each additional compliance inspection required until such time as the Order to Comply has been satisfied.

(Ord. No. 2004-005 § 1 (part); Ord. No. 2005-005 § 1 (part))

§ 15.02.910 APPEALS.

The initial Order to Comply identified as an "initial warning" cannot be appealed. Subsequent orders to comply can be appealed to the Municipal Code Appeals Committee. To contest subsequent Orders to Comply and their respective administrative assessments, a written objection must be filed with the Building Safety Division office within ten (10) days after receipt

of the appealable Order to Comply. The Building Safety Division will notify each appellant of the date and time of the scheduled hearing.

(Ord. No. 2004-005 § 1 (part); Ord. No. 2005-005 § 1 (part))

§ 15.02.915 REMEDIES NOT EXCLUSIVE.

The imposition of an administrative assessment, as set forth in this Subchapter, is not mutually exclusive of the provisions set forth in § 15.02.005 of this Chapter, or any other applicable provisions of this Code or federal, state or local laws, and does not prevent the use of concurrent or consecutive remedies to achieve compliance with this Code.

(Ord. No. 2004-005 § 1 (part); Ord. No. 2005-005 § 1 (part))

SOLAR PHOTOVOLTAIC SYSTEMS

§ 15.02.1000 DEFINITIONS.

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

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

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

CITY. The City of Culver City.

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

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

(Ord. No. 2008-004 § 1 (part))

§ 15.02.1005 REQUIREMENT.

ATTACHMENT 2

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

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

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

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

(Ord. No. 2008-004 § 1 (part))

§ 15.02.1010 EXCEPTIONS.

Upon the written approval of the Director, an applicant who is unable to install the required solar photovoltaic system, due to the configuration of the proposed construction project, shall comply with one of the following options in order to satisfy the requirements set forth in § 15.02.1005:

A. *In-lieu fee.*

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

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.

(Ord. No. 2008-004 § 1 (part))

§ 15.02.1015 BUILDING PERMIT FEES AND INSPECTIONS.

A. Plan check and permit fees in an amount not to exceed Five Thousand Dollars (\$5,000.00) shall be waived for solar photovoltaic installations. This Subsection, 15.02.1015 A, shall remain in effect until March 12, 2018, and as of that date is repealed, unless a later enacted statute, enacted before March 12, 2018, 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 § 15.02.1010.

(Ord. No. 2008-004 § 1 (part))

GREEN BUILDING PROGRAM AND REQUIREMENTS

§ 15.02.1100 ESTABLISHMENT OF PROGRAM AND PURPOSE.

The City has established a Green Building Program, which shall be administered by the Building Safety Division pursuant to the provisions of this Subchapter. The purpose of the Green Building Program 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 Green Building Program shall be in addition to all current State of California Title 24 Energy Code requirements.

(Ord. No. 2009-004 § 1 (part))

§ 15.02.1105 DEFINITIONS.

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

AIP - PHASE I. The West Washington Boulevard Area Improvement Plan - Phase I (located on West Washington Boulevard between Wade Street and Beethoven Street).

ATTACHMENT 2

AIP - PHASE II. The West Washington Boulevard Area Improvement Plan - Phase II (located on West Washington Boulevard between Centinela Avenue and Colonial Avenue).

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.

CATEGORY 1 QUALIFYING PROJECT. The construction or major renovation of any building or structure that requires a building permit and meets the criteria established in § 15.02.1105 A.

CATEGORY 2 QUALIFYING PROJECT. The construction or major renovation of any building or structure that requires a building permit and meets the criteria established in § 15.02.1105 B.

CCMC. The Culver City Municipal Code.

CITY. The City of Culver City.

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

LEED®. Leadership in Energy and Environmental Design, a rating system put forth by the U.S. Green Building Council that is the nationally accepted benchmark for the design, construction and operation of high performance green buildings.

LEED®-AP. A person who has been designated a LEED® Accredited Professional by the Green Building Certification Institute (GBCI).

MAJOR RENOVATION. Any change, addition or modification to an existing building, where the valuation of the change, addition or modification is equal to at least fifty percent (50%) of the valuation of the existing building.

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

USGBC. The U.S. Green Building Council.

(Ord. No. 2009-004 § 1 (part))

§ 15.02.1110 REQUIREMENTS.

A. *Category 1 qualifying projects.* All new buildings of forty-nine thousand nine hundred ninety-nine (49,999) square feet or less of gross floor area, and major renovations to existing buildings of forty-nine thousand nine hundred ninety-nine (49,999) square feet or less of gross floor area, shall comply with eighty percent (80%) of all items applicable to the specific project. Items applicable to the specific project shall be selected from the list of twenty-five (25) items set forth below. Applicability of items shall be determined by the Building Official. Items numbered 5 and 7, below, cannot both be used on the same project for purposes of satisfying the requirements of this Section.

1. Heating, ventilating and air conditioning (HVAC) units shall have a minimum seasonal energy efficiency rating (SEER) of 17;
2. Gas heating units shall be a minimum of ninety-three percent (93%) energy efficient;
3. All heating and cooling ducts shall be located within the space to be heated and cooled;
4. Roof and floor structures abutting an exterior space shall be a minimum value of R-38 (thermal resistance value); and all exterior walls shall be a minimum value of R-28;
5. Radiant barriers shall be installed under all new roof sheathing;
6. All new exterior glass shall be a minimum value of U.35 (measure of heat conducting properties) and a minimum value of .30 SHGC (solar heat gain coefficient);
7. Low slope roofs shall be a minimum value of seventy-five percent (75%) SRI (solar reflectance index);
8. Exterior shading shall be provided over all west, south and east facing exterior glass. Where exterior shading is infeasible, all new exterior glass shall be a minimum value of U.32 and a minimum value of .27 SHGC;
9. All new interior and exterior lighting shall be fluorescent, LED or other type of high efficiency lighting;
10. All new lighting installed in restroom or bathroom areas shall be fluorescent, LED or other type of high efficiency lighting, and shall be motion-sensor controlled. All new exhaust fans installed in restroom or bathroom areas shall be motion-sensor controlled;
11. All new lighting installed in any corridor, entryway or other typically unoccupied space shall be fluorescent, LED or other type of high efficiency lighting, and shall be motion-sensor controlled. Minimum base level lighting shall be permitted;

ATTACHMENT 2

12. All new lighting installed in a garage or parking structure shall be motion-sensor controlled. Minimum base level lighting shall be permitted;
13. Water closets shall be dual flush models;
14. Urinals shall be waterless models;
15. Water heaters installed for the heating of water in residential units shall be tankless models;
16. Two (2) two-inch (2") electrical conduits shall be installed from the roof to the electrical panels for future solar photovoltaic installation for each unit in residential and commercial buildings. (Qualifying projects that are subject to the provisions of CCMC § 15.02.1005 may not use this item toward satisfying the requirements of this Section.);
17. A twenty (20) square feet area to house recyclable material containers shall be provided. This requirement shall be in addition to any other CCMC requirements related to solid waste and recyclable material containers;
18. Multistory buildings shall provide separate trash chutes for recyclable and non-recyclable materials and waste. Such chutes shall discharge directly into separate recyclable and non-recyclable materials and waste containers. This requirement shall be in addition to any other CCMC requirements related to trash chutes;
19. One (1) duplex, weatherproof (WP) ground fault circuit interrupter (GFCI) outlet shall be installed for every eight (8) parking spaces to be utilized for future electric "plug-in" vehicles.
20. All doors leading from heated or cooled spaces to non-heated and non-cooled spaces shall be insulated doors and shall include weather-stripping and adequate closers.
21. Any new on-site, ground-level paving, which is open to the sky, shall be permeable.
22. All on-site landscaping shall be low-water, drought-tolerant. All irrigation shall be bubbler systems.
23. All wood floor and roof structures shall be constructed with ninety percent (90%) engineered lumber.
24. A minimum of fifty percent (50%) of the overall building insulation shall be formaldehyde-free and recycled content. A minimum aggregate of sixty percent (60%) of the wall, ceiling, and floor insulation shall be cellulose, cotton ball, or bio-based foam.
25. One kilowatt (1 kw) of solar photovoltaic power shall be installed. (Qualifying projects that are subject to the provisions of CCMC § 15.02.1005 may not use this item toward satisfying the requirements of this Section.).

ATTACHMENT 2

B. *Category 2 qualifying projects.* All new buildings of fifty thousand (50,000) square feet or more of gross floor area, and major renovations to existing buildings of fifty thousand (50,000) square feet or more of gross floor area, shall comply with the following requirements:

1. Prior to the issuance of a building permit, applicant shall submit the following:
 - a. Evidence that a LEED®-AP is one of the members of the project team.
 - b. Evidence that the project has been registered with USGBC's LEED® program.
 - c. A LEED® checklist, including points allocated to the "Innovation and Design" category, which demonstrates that the project meets the selected LEED® Rating System at the "Certified" level or higher.
 - d. A signed declaration from the LEED®-AP member of the project team, stating that the plans and plan details have been reviewed and the project meets the intent of the criteria for certification of the selected LEED® Rating System at the "Certified" level or higher.
2. The project shall comply with USGBC's "3 point margin of error" for LEED® certification.
3. Applicant shall submit to the Building Official copies of all correspondence between the applicant and USGBC regarding the project.

C. *Green building checklist.* A green building checklist, on a form approved by the Building Official, shall be completed and submitted prior to construction of a Category 1 qualifying project.

D. *Exceptions.* This Section shall not apply to one- and two-family residences.

(Ord. No. 2009-004 § 1 (part))

§ 15.02.1115 URBAN TREE REQUIREMENTS.

Applicants of any qualifying project must comply with the following:

A. When feasible, all existing on-site trees with a trunk diameter of two inches (2") or greater shall be preserved or replaced with trees of comparable size, per the recommendations of the City Parks Manager.

B. When feasible, all existing street trees with a trunk diameter of two inches (2") or greater shall be preserved or replaced with trees of comparable size, per the recommendations of the City Engineer.

(Ord. No. 2009-004 § 1 (part))

§ 15.02.1120 GREEN ZONE INCENTIVE PROGRAM.

A. Subject to approval by the Director, plan check and permit fees, in an amount not to exceed five thousand dollars (\$5,000), may be waived for Category 1 and Category 2 qualifying projects that comply with the requirements of this Subchapter, and are located in AIP - Phase I and AIP -Phase II areas.

B. The aggregate amount of fee waivers for the Green Zone Incentive Program shall not exceed the amount, if any, appropriated for such purpose by the City Council or the City Redevelopment Agency.

C. Fee waivers shall be granted on a first come, first served basis.

D. The Green Zone Incentive Program, as set forth in this Section, shall remain in effect until May 18, 2014, and as of that date is repealed, unless a later statute enacted before May 18, 2014, deletes or extends that date.

(Ord. No. 2009-004 § 1 (part))

§ 15.02.1125 INSPECTIONS AND ENFORCEMENT.

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

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

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

(Ord. No. 2009-004 § 1 (part))

APPENDIX: HILLSIDE DRAINAGE; DIAGRAMS

DIAGRAM "A"

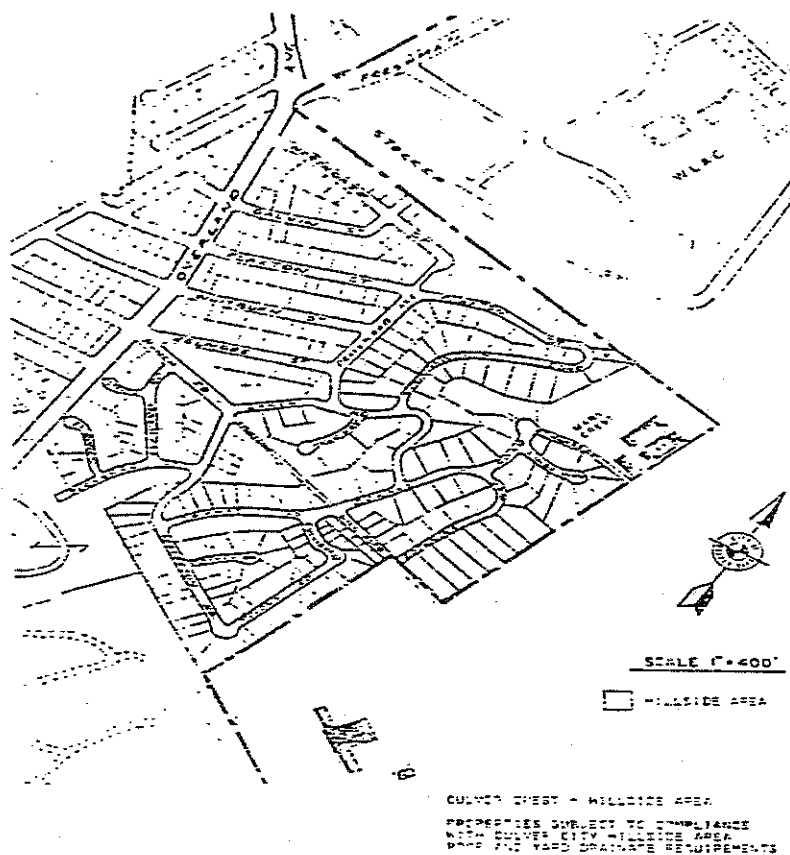
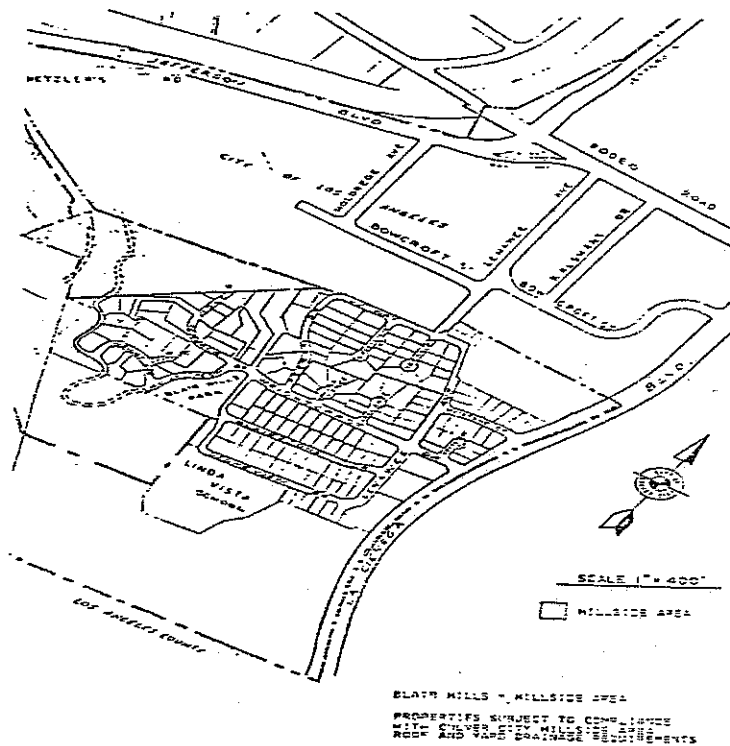


DIAGRAM "B"

ATTACHMENT 2



Disclaimer:

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**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the principal clerk of the printer of the

Culver City News

a newspaper of general circulation, printed and published weekly in the City of Culver City, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of April 24, 1980 , Case Number 315458 ; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Publish
February 17
all in the year **2011**.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California,

17 day of February, 2011.

Signature

Culver City News
4351 Sepulveda Blvd.
Culver City, CA 90230
(310) 437-4401 ext. 230 Fax (310) 391-9068

NOTICE OF PUBLIC HEARING ON THE ADOPTION BY REFERENCE OF THE 2010 CALIFORNIA BUILDING CODE

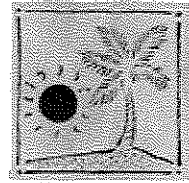
ATTACHMENT 3

NOTICE IS HEREBY GIVEN that on Monday, February 28th , 2011, at 7:00 p.m., the City Council of Culver City will conduct a public hearing to consider the adoption by reference of the 2010 California Building Code. Further information may be obtained by calling Building Official Craig Johnson at (310) 253-5802.

The public hearing will be held in the Mike Balkman Council Chambers, City Hall, located at 9770 Culver Boulevard, and is accessible to the disabled. Persons with disabilities may call the Culver City Coordinator of Disability Services at (310) 253-6729, or TDD at (310) 253-6736, to request specific accommodations.

DATED: FEBRUARY 9, 2011

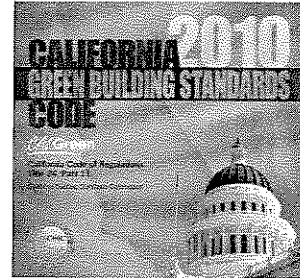
ATTACHMENT 4



SUSTAINABLE
WESTSIDE
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WESTSIDE CITIES

- BEVERLY HILLS
- CULVER CITY
- LOS ANGELES
- SANTA MONICA
- WEST HOLLYWOOD
- COUNTY OF LOS ANGELES



CALGreen

The 2010 California Green Building Code; "CalGreen" effective January 1st, 2011

Existing Culver City Building Safety Division Green Programs:

The Culver City Mandatory Photovoltaic Requirement, effective May 2008:

http://www.culvercity.org/Government/CommunityDevelopment/~/_media/Files/BuildingSafety/AlternateEnergy/MandatorySolarPhotovoltaicRequirement_Spring2008%20pdf.ashx

The Culver City Mandatory Green Building Requirement, effective June 2009:

http://www.culvercity.org/Government/CommunityDevelopment/~/_media/Files/BuildingSafety/GreenBuilding/CulverCityGreenBuildingProgram_June2009.ashx

The 2010 California Green building Code "CalGreen" goes into effect January 1st, 2011

Applies to all new construction with a construction permit application after January 1st, 2011:

Applies to all newly constructed residential and commercial buildings, does not apply to additions or renovations.

ATTACHMENT 4

Culver City Green Requirements Application Chart:

	Culver City Mandatory Solar Requirement May 2008	Culver City Mandatory Green Building program June 2009	California Green Building Code January 2011 CalGreen
New 1 & 2 Family Dwellings	n/a	n/a	CalGreen Chapter 4 Mandatory Measures for Residential
Major Renovations up to 10,000 s.f.	n/a	Category 1: comply with 80% of a list of 25 items	n/a
Major Renovations from 10,000 s.f. to 50,000 s.f.	1 kw solar photovoltaic power per 10,000 s.f.	Category 1: comply with 80% of a list of 25 items	n/a
New Construction up to 10,000 s.f.	n/a	Category 1: comply with 80% of a list of 25 items	CalGreen Chapter 4 Mandatory Measures for Residential, CalGreen Chapter 5 Mandatory Measures for Commercial
New Construction from 10,000 s.f. to 50,000 s.f.	1 kw solar photovoltaic power per 10,000 s.f.	Category 1: comply with 80% of a list of 25 items	CalGreen Chapter 4 Mandatory Measures for Residential, CalGreen Chapter 5 Mandatory Measures for Commercial
Major Renovations over 50,000 s.f.	1 kw solar photovoltaic power per 10,000 s.f.	Category 2: Leed Certified Performance Level	n/a
New Construction over 50,000 s.f.	1 kw solar photovoltaic power per 10,000 s.f.	Category 2: Leed Certified Performance Level	CalGreen Chapter 4 Mandatory Measures for Residential, CalGreen Chapter 5 Mandatory Measures for Commercial

Notes:

- The Culver City Mandatory Solar Photovoltaic Requirement does not apply to parking structure square footages.
- "Major" renovations are defined as 50% or greater of the value of the existing building, not including the land.

2010 California Green Building Code "CalGreen" effective January 1st, 2011

5 General Categories:

1. Planning and Design
2. Energy Efficiency
3. Water Efficiency and Conservation
4. Material Conservation and Resource Efficiency
5. Environmental Quality

Entire 2010 CalGreen Code:

[http://www.documents.dgs.ca.gov/bsc/CALGreen/2010 CA Green Bldg.pdf](http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf)

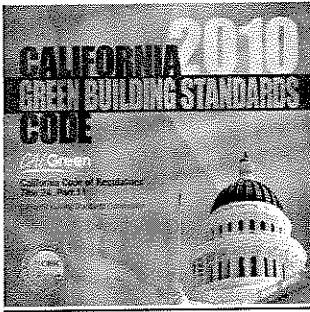
A Guide to the CalGreen Residential Mandatory Measures:

[http://www.hcd.ca.gov/codes/shl/CALGreenGuide COMPLETE 6-10.pdf](http://www.hcd.ca.gov/codes/shl/CALGreenGuide_COMPLETE_6-10.pdf)

A Guide to the CalGreen Commercial Mandatory Measures:

<http://www.documents.dgs.ca.gov/bsc/CALGreen/CALGreenGuideFirstEdition8-2010.pdf>

ATTACHMENT 4



Summary of the 2010 California Green Building Code

Effective January 1st, 2011

Residential Mandatory Measures:

4.303.1 Indoor Water Use - 20% savings over baseline

Water use baseline is set by Section 4.303.1. Compliance may be demonstrated by either a prescriptive or a performance approach

4.304.1 Irrigation Controllers - "automatic" irrigation system controllers

Irrigation controller shall be either soil or weather moisture based.

4.406.1 Joints and Openings - enhanced durability and reduced maintenance

Construction drawings shall indicate joints are to be sealed in compliance with T-24 Energy code; an emphasis on the weatherproofing requirements already in the California Building Code.

4.408.1 Construction Waste Reduction, Disposal and Recycling - Construction waste reduction of at least 50%

Submit a construction waste management plan indicating recycling or salvaging a min. of 50% of the non-hazardous construction and demolition debris, not including excavated soil or land clearing debris.

4.503.1 Environmental Quality; Fireplaces - any gas fireplace to be a direct vent sealed combustion type. Any wood stove to be US EPA Phase II compliant.

Self explanatory.

4.504.1 Covering of Duct Openings and Protection of Mechanical Equipment During Construction - from rough installation or storage on site to final start-up of the mechanical system; all ducts and HVAC components shall be covered.

Use supply boots, plastic wrap, cardboard, or other materials to cover all HVAC ducts and equipment until final startup.

4.504.2.1 Finish Material Pollutant Control - Adhesives, sealants, caulks, etc. - comply with SCAQMD Rule 1168 VOC limits.

See also CalGreen Table 4.504.1 and Table 4.504.2 for VOC limits; provide manufacturers information on site of all such materials for field verification.

4.504.2.2 Finish Material Pollutant Control - Paints and Coatings - comply with California Air Resources Board (CARB) limits.

See also <http://www.arb.ca.gov/coatings/arch/rules/VOClimits.pdf>, provide manufacturers information on site of all such materials for field verification.

4.504.2.3 Finish Material Pollutant Control - Aerosol Paints and Coatings - comply with California Air Resources Board (CARB) limits.

See also <http://www.arb.ca.gov/coatings/arch/rules/VOClimits.pdf>, provide manufacturers information on site of all such materials for field verification.

ATTACHMENT 4

4.504.3 Carpet Systems - all new carpet shall comply with one of the following:

1. Carpet and Rug Institutes Green Label Plus Program <http://www.carpet-rug.org/commercial-customers/green-building-and-the-environment/green-label-plus/>
2. California Department of Public Health Standard Practice for the Testing of VOC's (Specification 01350) <http://www.calrecycle.ca.gov/GreenBuilding/Specs/Section01350/>
3. NSF/ ANSI 140 at the Gold Level <http://www.carpet-rug.org/carpet-and-rug-industry/sustainability/sustainable-carpet/index.cfm>
4. Scientific Certifications Systems Indoor Advantage Gold <http://www.scs-certified.com/gbc/indooradvantage.php>

Provide manufacturers information on site of all such materials for field verification.

4.504.4 Resilient Flooring Systems - at least 50% of all resilient flooring shall comply with one of the following:

1. The VOC limits defined in the Collaborative for High Performance Schools (CHPS) Low Emitting Materials List
2. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.

Provide manufacturers information on site of all such materials for field verification.

4.504.5 Composite Wood Products

Hardwood, plywood, particleboard, and medium density fiberboard composite wood products used interior or exterior shall meet the requirements for formaldehyde per the California Air Resources Board (CARB) Air Toxic Control Measure for Composite Wood (17 CCR 93120)

4.505.2 Concrete Slab Foundations - shall have a vapor retarder underneath per:

2010 California Building Code 1910A: provide a min. 6 mil vapor barrier, joints lapped min. 6" (exceptions: garages, utility buildings, unheated storage rooms less than 70 s.f., other buildings where water migration will not be an issue, driveways, walks, and patios).

4.505.2.1 Capillary Break - provide a capillary break (at concrete slabs) per one of the following:

1. Provide a 4" thick base of 1/2" or larger aggregate directly below the required vapor barrier.
2. Other equivalent measures determined on a case by case basis by Culver City Building Safety.
3. A slab designed by a California licensed design professional.

4.505.3 Moisture Content of Building Materials - building materials with visible signs of water damage shall not be installed, wood wall and floor framing shall not exceed 19% moisture content shall be verified per the following (by CCBS staff):

1. A probe-type or contact-type moisture meter.
2. Readings shall be taken from 2' to 4' from the grade stamped end.
3. At least 3 random moisture readings shall be performed on wood framing. prior to enclosure of the wood framing.

4.506.1 Bathroom Exhaust Fans - required bathroom exhaust fans shall comply with:

1. Fans shall be Energy Star and shall be ducted to the exterior of the building.
2. Fans shall be controlled by a humidistat unless used as a component of a whole house ventilation system.

4.507.1 Openings - Whole house fans shall have an insulated louver cover

Minimum R value of the louvered cover shall be 4.2.

4.507.2 Heating and Air conditioning System Design - HVAC systems shall be designed per:

1. Heat loss and heat gain shall be established per ACCA Manual J or ASHRAE handbooks.
2. Duct systems shall be sized per ACCA 29-D Manual D or ASHRAE handbooks.
3. Heating and cooling equipment shall be selected per ACCA 36-S Manual S or other equivalent methods.

ATTACHMENT 4

Commercial Mandatory Measures:

5.106.1 Planning and Design - Storm Water Pollution Prevention Plan

Provide a Storm Water Pollution Prevention Plan (SWPPP) prepared by a qualified professional per California NPDES and California State Water Control Board Standards.

5.106.5.2 Designated Parking - provide designated parking for low-emitting, fuel efficient, and carpool/ van vehicles.

Provide designated parking per CalGreen Table 5.106.5.2

5.106.8 Light Pollution Reduction

1. Shield all exterior luminaires or provide cut-off luminaires per Cal. Energy Code 132 (b).
2. Contain interior lighting within each source.
3. Allow no more than .01 horizontal lumen foot candles 15' beyond site boundaries.
4. Provide automatic controls for exterior lighting to turn off during inactive periods.

5.106.10 Grading and Paving - Grade site to keep surface water from entering buildings.

Self explanatory; similar to Cal. Building Code Section 1805.3.4.

5.201.1 Energy Efficiency - Comply with California Energy Code

Self explanatory; comply with the California Title 24 Energy Code requirements.

5.303.1 Water Meters

For new buildings greater than 50,000 s.f.:

1. Provide individual water meters for tenant spaces expected to consume more than 100 gallons per day.
2. Provide individual water meters for laundry, cleaner, restaurant, food service, medical, dental, laboratory, beauty salon, or barber shops expected to consume more than 1-- gallons per day.

5.303.2 Twenty Percent Water Savings

Demonstrate 20% water savings by one of two methods:

1. Each plumbing fixture or fitting shall meet the 20% reduced flow rate per CalGreen Table 5.303.2.3.

2. Provide calculations demonstrating a 20% reduction over the "water use baseline" per CalGreen Table 5.303.2.2.

5.303.2.1 Multiple Showerheads Serving One Shower

The combined flow rates of all showerheads in one shower shall not exceed the maximum flow rates specified in the 20% reduction column per CalGreen Table 5.303.2.3.

5.303.4 Wastewater Reduction - 20% wastewater reduction.

Demonstrate a 20% wastewater reduction by one of the following methods:

1. Comply with the 20% water use reduction per CalGreen 5.303.2.
2. Utilize non-potable water systems; captured rainwater, graywater, or recycled water.
3. Use waterless urinals.
4. Irrigate landscaping with graywater.

5.303.6 Plumbing Fixtures and Fittings.

Plumbing fixtures address in CalGreen Table 5.303.6 shall comply with the referenced standards.

5.304.1 Water Budget - Landscape irrigation

Develop a water budget for landscape irrigation per the Culver City Water Efficiency Ordinance.

<http://www.culvercity.org/Government/PublicWorks/EnvironmentalPrograms/~media/Files/PW/EnvironmentalOps/Ord2009WaterConservation.ashx>

5.304.2 Outdoor Potable Water Use

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For new landscaped areas of greater and 1,000 s.f. and less than 5,000 s.f.; provide separate water meters or submeters for indoor and outdoor potable water use.

5.304.3 Irrigation Design

For new landscaped areas greater than 1,000 s.f. and less than 2,500 s.f. indicate irrigation controllers per the following:

1. Provide weather or soil moisture irrigation controllers.
2. Weather based irrigation controllers without integral rain sensors shall have a separate rain connected to the controller.

5.407.1 Weather Protection

Provide weather-resistant exterior wall and foundation envelope per California Building Code Section 1403.2 and California energy Code Section 150.

5.407.2 Moisture control

Limit moisture entry into buildings:

CalGreen 5.407.2.1 Irrigation Sprinklers: prevent spray onto structures.

CalGreen 5.407.2.2 Entries and Openings: design to prevent water intrusion into buildings.

1. Use features such as overhangs and recesses, flashings, etc. integrated with a drainage plain.
2. Use non-absorbent floor and wall finishes within 2' of building entries.

5.408.1 Construction Waste Diversion

Establish a construction Waste Management Plan that:

1. Identifies the materials to be diverted from disposal by efficient usage, recycling, reuse, or salvage.
2. Determines whether materials will be sorted on-site or mixed.
3. Identifies diversion facilities where collected material will be taken.
4. Specifies the amounts of materials diverted by weight or volume.

Sample Waste Management Plans may be found at:

<http://www.calrecycle.ca.gov/ConDemo/>

A C&D Debris Recyclers Database may be found at:

<http://www.calrecycle.ca.gov/ConDemo/Recyclers/RecyclerSearch.aspx>

5.408.3 Construction Waste Reduction of a least 50 Percent

Provide a Construction Waste Management Plan that indicates recycling or reusing a minimum of 50% of construction waste, excluding:

1. Excavated soil and land clearing debris.
2. Alternate waste reduction methods if diversion or recycle facilities don't exist. (Not applicable to Culver City.)

5.408.4 Excavated Soil and Land Clearing Debris

100% of trees, stumps, rocks, and associated vegetation and soils resulting from land clearing shall be reused or recycled. Provide a complying Waste Management Plan.

5.410.1 Recycling by Occupants

Indicate on the construction plans readily accessible areas serving the entire building for the storage and collection of (1) paper, (2) corrugated cardboard, (3) glass, (4) plastics, and (5) metals.

5.410.4 Testing and Adjusting (Building Commissioning)

Testing and adjusting of systems is required of new buildings less than 10,000 s.f.

Provide a written plan of procedures for testing and adjusting of systems including:

1. HVAC systems and controls.
2. Indoor and outdoor lighting and controls.
3. Water heating systems.
4. Renewable energy systems

ATTACHMENT 4

5. Landscape irrigation systems.

6. Water reuse systems.

Additionally; all new HVAC systems shall be tested and balanced in accordance with the Testing, Adjusting, and Balancing Bureau National Standards, the National Environmental Bureau Procedural Standards, or the Associated Air Balance council National Standards.

A final report of the testing signed by the responsible individual shall be provided to Culver City Building Safety prior to final inspection.

Provide the building owner with a detailed Operation and Maintenance (O&M) Manual and copies of guaranties & warranties for each system, including copies of all Culver City Building Safety Inspection reports.

5.503.1 Fireplaces

Install only direct-vent sealed combustion gas or sealed-wood-burning fireplace, or sealed woodstove or pellet stove. Any woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits.

5.504.3 Covering of Duct Openings and Protection of Mechanical Equipment During Construction - from rough installation or storage on site to final start-up of the mechanical system; all ducts and HVAC components shall be covered.

Use supply boots, plastic wrap, cardboard, or other materials to cover all HVAC ducts and equipment until final startup.

5.504.4.1 Finish Material Pollutant Control - Adhesives, sealants, caulks, etc. - comply with SCAQMD Rule 1168 VOC limits.

See also CalGreen Table 4.504.1 and Table 4.504.2 for VOC limits; provide manufacturers information on site of all such materials for field verification.

5.504.4.3 Finish Material Pollutant Control - Paints and Coatings - comply with California Air Resources Board (CARB) limits.

See also <http://www.arb.ca.gov/coatings/arch/rules/VOClimits.pdf> ,provide manufacturers information on site of all such materials for field verification.

5.504.4.3.1 Finish Material Pollutant Control - Aerosol Paints and Coatings - comply with California Air Resources Board (CARB) limits.

See also <http://www.arb.ca.gov/coatings/arch/rules/VOClimits.pdf> ,provide manufacturers information on site of all such materials for field verification.

5.504.4.4 Carpet Systems - all new carpet shall comply with one of the following:

1. Carpet and Rug Institutes Green Label Plus Program <http://www.carpet-rug.org/commercial-customers/green-building-and-the-environment/green-label-plus/>

2. California Department of Public Health Standard Practice for the Testing of VOC's (Specification 01350) <http://www.calrecycle.ca.gov/GreenBuilding/Specs/Section01350/>

3. NSF/ ANSI 140 at the Gold Level <http://www.carpet-rug.org/carpet-and-rug-industry/sustainability/sustainable-carpet/index.cfm>

4. Scientific Certifications Systems Indoor Advantage Gold <http://www.scscertified.com/gbc/indooradvantage.php>

Provide manufacturers information on site of all such materials for field verification.

5.504.4.5 Composite Wood Products

Hardwood, plywood, particleboard, and medium density fiberboard composite wood products used interior or exterior shall meet the requirements for formaldehyde per the California Air Resources Board (CARB) Air Toxic Control Measure for Composite Wood (17 CCR 93120)

5.504.5 Resilient Flooring Systems - at least 50% of all resilient flooring shall comply with one of the following:

1. The VOC limits defined in the Collaborative for High Performance Schools (CHPS) Low Emitting Materials List

ATTACHMENT 4

2. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
Provide manufacturers information on site of all such materials for field verification.

5.504.5.3 Filters

In mechanically ventilated buildings; provide regularly occupied areas of the building with air filtration media that provides a minimum Efficiency Reporting Value (MERV) of 8.

5.504.7 Environmental Tobacco Smoke (ETS) Control

Any outdoor areas provided for smoking shall be a minimum of 25' from any building entries, outdoor air intakes, or operable windows.

5.505.1 Indoor Moisture Control

Buildings shall meet or exceed the California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls).

5.506.1 Outside Air Delivery

Mechanically or naturally ventilated buildings shall meet the minimum requirements of the California Energy Code Section 121 (Requirements for Ventilation), CCR, Title 24, Part 6, and Chapter 4 of CCR, title 8.

5.506.2 Carbon Dioxide Monitoring

Building with demand control ventilation; CO₂ sensors and controls shall be installed per the California Energy Code, CCR, Title 24, Part 6, Section 121 (C).

5.507.4 Acoustical Control

5.507.4.1 Exterior Noise Transmission

Any new building;

1. Within 1,000 of the right of way of freeways
2. Within 5 miles of airports serving more than 10,000 commercial jets per year.
3. Where sound levels at the property line regularly exceed 65 db, other than due to occasional sounds.

Shall have wall and roof assemblies with a minimum Sound Transmission Coefficient (STC) of 50, and exterior windows shall have a minimum STC of 30.

Exception: buildings with few or no occupants or where occupants are unlikely to be affected by sound.

5.507.4.2 Interior Sound

Wall and floor assemblies separating tenant spaces and tenant spaces to public spaces shall have a minimum STC of 40.

5.508.1 Ozone Depletion and Greenhouse Gas Reduction

HVAC, refrigeration, and fire suppression systems shall not contain any chlorofluorocarbons (CFCs) or Halons.



The 2010 California Green Building Code; "CalGreen" **effective January 1st, 2011**

Existing Culver City Building Safety Division Green Programs:

The Culver City Mandatory Photovoltaic Requirement, effective May 2008:

http://www.culvercity.org/Government/CommunityDevelopment/~media/Files/BuildingSafety/AlternateEnergy/MandatorySolarPhotovoltaicRequirement_Spring2008%20pdf.ashx

The Culver City Mandatory Green Building Requirement, effective June 2009:

http://www.culvercity.org/Government/CommunityDevelopment/~media/Files/BuildingSafety/GreenBuilding/CulverCityGreenBuildingProgram_June2009.ashx

The 2010 California Green building Code "CalGreen" goes into effect January 1st, 2011

Applies to all new construction with a construction permit application after January 1st, 2011:

Applies to all newly constructed residential and commercial buildings, does not apply to additions or renovations.

Culver City Green Requirements Application Chart:

	Culver City Mandatory Solar Requirement May 2008	Culver City Mandatory Green Building program June 2009	California Green Building Code January 2011 CalGreen
New 1 & 2 Family Dwellings	n/a	n/a	CalGreen Chapter 4 Mandatory Measures for Residential
Major Renovations up to 10,000 s.f.	n/a	Category 1: comply with 80% of a list of 25 items	n/a
Major Renovations from 10,000 s.f. to 50,000 s.f.	1 kw solar photovoltaic power per 10,000 s.f.	Category 1: comply with 80% of a list of 25 items	n/a
New Construction up to 10,000 s.f.	n/a	Category 1: comply with 80% of a list of 25 items	CalGreen Chapter 4 Mandatory Measures for Residential, CalGreen Chapter 5 Mandatory Measures for Commercial
New Construction from 10,000 s.f. to 50,000 s.f.	1 kw solar photovoltaic power per 10,000 s.f.	Category 1: comply with 80% of a list of 25 items	CalGreen Chapter 4 Mandatory Measures for Residential, CalGreen Chapter 5 Mandatory Measures for Commercial
Major Renovations over 50,000 s.f.	1 kw solar photovoltaic power per 10,000 s.f.	Category 2: Leed Certified Performance Level	n/a
New Construction over 50,000 s.f.	1 kw solar photovoltaic power per 10,000 s.f.	Category 2: Leed Certified Performance Level	CalGreen Chapter 4 Mandatory Measures for Residential, CalGreen Chapter 5 Mandatory Measures for Commercial

Notes:

- The Culver City Mandatory Solar Photovoltaic Requirement does not apply to parking structure square footages.
- "Major" renovations are defined as 50% or greater of the value of the existing building, not including the land.

2010 California Green Building Code "CalGreen" effective January 1st, 2011

5 General Categories:

1. Planning and Design
2. Energy Efficiency
3. Water Efficiency and Conservation
4. Material Conservation and Resource Efficiency
5. Environmental Quality

Entire 2010 CalGreen Code:

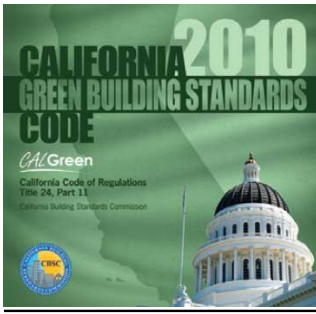
http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf

A Guide to the CalGreen Residential Mandatory Measures:

http://www.hcd.ca.gov/codes/shl/CALGreenGuide_COMPLETE_6-10.pdf

A Guide to the CalGreen Commercial Mandatory Measures:

<http://www.documents.dgs.ca.gov/bsc/CALGreen/CALGreenGuideFirstEdition8-2010.pdf>



Summary of the 2010 California Green Building Code

Effective January 1st, 2011

Residential Mandatory Measures:

4.303.1 Indoor Water Use - 20% savings over baseline

Water use baseline is set by Section 4.303.1. Compliance may be demonstrated by either a prescriptive or a performance approach

4.304.1 Irrigation Controllers - "automatic" irrigation system controllers

Irrigation controller shall be either soil or weather moisture based.

4.406.1 Joints and Openings - enhanced durability and reduced maintenance

Construction drawings shall indicate joints are to be sealed in compliance with T-24 Energy code; an emphasis on the weatherproofing requirements already in the California Building Code.

4.408.1 Construction Waste Reduction, Disposal and Recycling - Construction waste reduction of at least 50%

Submit a construction waste management plan indicating recycling or salvaging a min. of 50% of the non-hazardous construction and demolition debris, not including excavated soil or land clearing debris.

4.503.1 Environmental Quality; Fireplaces - any gas fireplace to be a direct vent sealed combustion type. Any wood stove to be US EPA Phase II compliant.

Self explanatory.

4.504.1 Covering of Duct Openings and Protection of Mechanical Equipment During Construction - from rough installation or storage on site to final start-up of the mechanical system; all ducts and HVAC components shall be covered.

Use supply boots, plastic wrap, cardboard, or other materials to cover all HVAC ducts and equipment until final startup.

4.504.2.1 Finish Material Pollutant Control - Adhesives, sealants, caulks, etc. - comply with SCAQMD Rule 1168 VOC limits.

See also CalGreen Table 4.504.1 and Table 4.504.2 for VOC limits; provide manufacturers information on site of all such materials for field verification.

4.504.2.2 Finish Material Pollutant Control - Paints and Coatings - comply with California Air Resources Board (CARB) limits.

See also <http://www.arb.ca.gov/coatings/arch/rules/VOClimits.pdf> ,provide manufacturers information on site of all such materials for field verification.

4.504.2.3 Finish Material Pollutant Control - Aerosol Paints and Coatings - comply with California Air Resources Board (CARB) limits.

See also <http://www.arb.ca.gov/coatings/arch/rules/VOClimits.pdf> ,provide manufacturers information on site of all such materials for field verification.

4.504.3 Carpet Systems - all new carpet shall comply with one of the following:

1. Carpet and Rug Institutes Green Label Plus Program <http://www.carpet-rug.org/commercial-customers/green-building-and-the-environment/green-label-plus/>
2. California Department of Public Health Standard Practice for the Testing of VOC's (Specification 01350) <http://www.calrecycle.ca.gov/GreenBuilding/Specs/Section01350/>
3. NSF/ ANSI 140 at the Gold Level <http://www.carpet-rug.org/carpet-and-rug-industry/sustainability/sustainable-carpet/index.cfm>
4. Scientific Certifications Systems Indoor Advantage Gold <http://www.scscertified.com/gbc/indooradvantage.php>

Provide manufacturers information on site of all such materials for field verification.

4.504.4 Resilient Flooring Systems - at least 50% of all resilient flooring shall comply with one of the following:

1. The VOC limits defined in the Collaborative for High Performance Schools (CHPS) Low Emitting Materials List
 2. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
- Provide manufacturers information on site of all such materials for field verification.

4.504.5 Composite Wood Products

Hardwood, plywood, particleboard, and medium density fiberboard composite wood products used interior or exterior shall meet the requirements for formaldehyde per the California Air Resources Board (CARB) Air Toxic Control Measure for Composite Wood (17 CCR 93120)

4.505.2 Concrete Slab Foundations - shall have a vapor retarder underneath per:

2010 California Building Code 1910A: provide a min. 6 mil vapor barrier, joints lapped min. 6" (exceptions: garages, utility buildings, unheated storage rooms less than 70 s.f., other buildings where water migration will not be an issue, driveways, walks, and patios).

4.505.2.1 Capillary Break - provide a capillary break (at concrete slabs) per one of the following:

1. Provide a 4" thick base of 1/2" or larger aggregate directly below the required vapor barrier.
2. Other equivalent measures determined on a case by case basis by Culver City Building Safety.
3. A slab designed by a California licensed design professional.

4.505.3 Moisture Content of Building Materials - building materials with visible signs of water damage shall not be installed, wood wall and floor framing shall not exceed 19% moisture content shall be verified per the following (by CCBS staff):

1. A probe-type or contact-type moisture meter.
2. Readings shall be taken from 2' to 4' from the grade stamped end.
3. At least 3 random moisture readings shall be performed on wood framing. prior to enclosure of the wood framing.

4.506.1 Bathroom Exhaust Fans - required bathroom exhaust fans shall comply with:

1. Fans shall be Energy Star and shall be ducted to the exterior of the building.
2. Fans shall be controlled by a humidistat unless used as a component of a whole house ventilation system.

4.507.1 Openings - Whole house fans shall have an insulated louver cover

Minimum R value of the louvered cover shall be 4.2.

4.507.2 Heating and Air conditioning System Design - HVAC systems shall be designed per:

1. Heat loss and heat gain shall be established per ACCA Manual J or ASHRAE handbooks.
2. Duct systems shall be sized per ACCA 29-D Manual D or ASHRAE handbooks.
3. Heating and cooling equipment shall be selected per ACCA 36-S Manual S or other equivalent methods.

Commercial Mandatory Measures:**5.106.1 Planning and Design - Storm Water Pollution Prevention Plan**

Provide a Storm Water Pollution Prevention Plan (SWPPP) prepared by a qualified professional per California NPDES and California State Water Control Board Standards.

5.106.5.2 Designated Parking - provide designated parking for low-emitting, fuel efficient, and carpool/ van vehicles.

Provide designated parking per CalGreen Table 5.106.5.2

5.106.8 Light Pollution Reduction

1. Shield all exterior luminaries or provide cut-off luminaries per Cal. Energy Code 132 (b).
2. Contain interior lighting within each source.
3. Allow no more than .01 horizontal lumen foot candles 15' beyond site boundaries.
4. Provide automatic controls for exterior lighting to turn off during inactive periods.

5.106.10 Grading and Paving - Grade site to keep surface water from entering buildings.

Self explanatory; similar to Cal. Building Code Section 1805.3.4.

5.201.1 Energy Efficiency - Comply with California Energy Code

Self explanatory; comply with the California Title 24 Energy Code requirements.

5.303.1 Water Meters

For new buildings greater than 50,000 s.f.:

1. Provide individual water meters for tenant spaces expected to consume more than 100 gallons per day.
2. Provide individual water meters for laundry, cleaner, restaurant, food service, medical, dental, laboratory, beauty salon, or barber shops expected to consume more than 1-- gallons per day.

5.303.2 Twenty Percent Water Savings

Demonstrate 20% water savings by one of two methods:

1. Each plumbing fixture or fitting shall meet the 20% reduced flow rate per CalGreen Table 5.303.2.3.
2. Provide calculations demonstrating a 20% reduction over the "water use baseline" per CalGreen Table 5.303.2.2.

5.303.2.1 Multiple Showerheads Serving One Shower

The combined flow rates of all showerheads in one shower shall not exceed the maximum flow rates specified in the 20% reduction column per CalGreen Table 5.303.2.3.

5.303.4 Wastewater Reduction - 20% wastewater reduction.

Demonstrate a 20% wastewater reduction by one of the following methods:

1. Comply with the 20% water use reduction per CalGreen 5.303.2.
2. Utilize non-potable water systems; captured rainwater, graywater, or recycled water.
3. Use waterless urinals.
4. Irrigate landscaping with graywater.

5.303.6 Plumbing Fixtures and Fittings.

Plumbing fixtures address in CalGreen Table 5.303.6 shall comply with the referenced standards.

5.304.1 Water Budget - Landscape irrigation

Develop a water budget for landscape irrigation per the Culver City Water Efficiency Ordinance.

<http://www.culvercity.org/Government/PublicWorks/EnvironmentalPrograms/~media/Files/PW/EnvironmentalOps/Ord2009WaterConservation.ashx>

5.304.2 Outdoor Potable Water Use

For new landscaped areas of greater and 1,000 s.f. and less than 5,000 s.f.; provide separate water meters or submeters for indoor and outdoor potable water use.

5.304.3 Irrigation Design

For new landscaped areas greater than 1,000 s.f. and less than 2,500 s.f. indicate irrigation controllers per the following:

1. Provide weather or soil moisture irrigation controllers.
2. Weather based irrigation controllers without integral rain sensors shall have a separate rain connected to the controller.

5.407.1 Weather Protection

Provide weather-resistant exterior wall and foundation envelope per California Building Code Section 1403.2 and California energy Code Section 150.

5.407.2 Moisture control

Limit moisture entry into buildings:

CalGreen 5.407.2.1 Irrigation Sprinklers: prevent spray onto structures.

CalGreen 5.407.2.2 Entries and Openings: design to prevent water intrusion into buildings.

1. Use features such as overhangs and recesses, flashings, etc. integrated with a drainage plain.
2. Use non-absorbent floor and wall finishes within 2' of building entries.

5.408.1 Construction Waste Diversion

Establish a construction Waste Management Plan that:

1. Identifies the materials to be diverted from disposal by efficient usage, recycling, reuse, or salvage.
2. Determines whether materials will be sorted on-site or mixed.
3. Identifies diversion facilities where collected material will be taken.
4. Specifies the amounts of materials diverted by weight or volume.

Sample Waste Management Plans may be found at:

<http://www.calrecycle.ca.gov/ConDemo/>

A C&D Debris Recyclers Database may be found at:

<http://www.calrecycle.ca.gov/ConDemo/Recyclers/RecyclerSearch.aspx>

5.408.3 Construction Waste Reduction of a least 50 Percent

Provide a Construction Waste Management Plan that indicates recycling or reusing a minimum of 50% of construction waste, excluding:

1. Excavated soil and land clearing debris.
2. Alternate waste reduction methods if diversion or recycle facilities don't exist. (Not applicable to Culver City.)

5.408.4 Excavated Soil and Land Clearing Debris

100% of trees, stumps, rocks, and associated vegetation and soils resulting from land clearing shall be reused or recycled. Provide a complying Waste Management Plan.

5.410.1 Recycling by Occupants

Indicate on the construction plans readily accessible areas serving the entire building for the storage and collection of (1) paper, (2) corrugated cardboard, (3) glass, (4) plastics, and (5) metals.

5.410.4 Testing and Adjusting (Building Commissioning)

Testing and adjusting of systems is required of new buildings less than 10,000 s.f.

Provide a written plan of procedures for testing and adjusting of systems including:

1. HVAC systems and controls.
2. Indoor and outdoor lighting and controls.
3. Water heating systems.
4. Renewable energy systems

5. Landscape irrigation systems.

6. Water reuse systems.

Additionally; all new HVAC systems shall be tested and balanced in accordance with the Testing, Adjusting, and Balancing Bureau National Standards, the National Environmental Bureau Procedural Standards, or the Associated Air Balance council National Standards.

A final report of the testing signed by the responsible individual shall be provided to Culver City Building Safety prior to final inspection.

Provide the building owner with a detailed Operation and Maintenance (O&M) Manual and copies of guaranties & warranties for each system, including copies of all Culver City Building Safety Inspection reports.

5.503.1 Fireplaces

Install only direct-vent sealed combustion gas or sealed-wood-burning fireplace, or sealed woodstove or pellet stove. Any woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits.

5.504.3 Covering of Duct Openings and Protection of Mechanical Equipment During Construction - from rough installation or storage on site to final start-up of the mechanical system; all ducts and HVAC components shall be covered.

Use supply boots, plastic wrap, cardboard, or other materials to cover all HVAC ducts and equipment until final startup.

5.504.4.1 Finish Material Pollutant Control - Adhesives, sealants, caulks, etc. - comply with SCAQMD Rule 1168 VOC limits.

See also CalGreen Table 4.504.1 and Table 4.504.2 for VOC limits; provide manufacturers information on site of all such materials for field verification.

5.504.4.3 Finish Material Pollutant Control - Paints and Coatings - comply with California Air Resources Board (CARB) limits.

See also <http://www.arb.ca.gov/coatings/arch/rules/VOClimits.pdf> ,provide manufacturers information on site of all such materials for field verification.

5.504.4.3.1 Finish Material Pollutant Control - Aerosol Paints and Coatings - comply with California Air Resources Board (CARB) limits.

See also <http://www.arb.ca.gov/coatings/arch/rules/VOClimits.pdf> ,provide manufacturers information on site of all such materials for field verification.

5.504.4.4 Carpet Systems - all new carpet shall comply with one of the following:

1. Carpet and Rug Institutes Green Label Plus Program <http://www.carpet-rug.org/commercial-customers/green-building-and-the-environment/green-label-plus/>
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3. NSF/ ANSI 140 at the Gold Level <http://www.carpet-rug.org/carpet-and-rug-industry/sustainability/sustainable-carpet/index.cfm>
4. Scientific Certifications Systems Indoor Advantage Gold <http://www.scscertified.com/gbc/indooradvantage.php>

Provide manufacturers information on site of all such materials for field verification.

5.504.4.5 Composite Wood Products

Hardwood, plywood, particleboard, and medium density fiberboard composite wood products used interior or exterior shall meet the requirements for formaldehyde per the California Air Resources Board (CARB) Air Toxic Control Measure for Composite Wood (17 CCR 93120)

5.504.5 Resilient Flooring Systems - at least 50% of all resilient flooring shall comply with one of the following:

1. The VOC limits defined in the Collaborative for High Performance Schools (CHPS) Low Emitting Materials List

2. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
Provide manufacturers information on site of all such materials for field verification.

5.504.5.3 Filters

In mechanically ventilated buildings; provide regularly occupied areas of the building with air filtration media that provides a minimum Efficiency Reporting Value (MERV) of 8.

5.504.7 Environmental Tobacco Smoke (ETS) Control

Any outdoor areas provided for smoking shall be a minimum of 25' from any building entries, outdoor air intakes, or operable windows.

5.505.1 Indoor Moisture Control

Buildings shall meet or exceed the California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls).

5.506.1 Outside Air Delivery

Mechanically or naturally ventilated buildings shall meet the minimum requirements of the California Energy Code Section 121 (Requirements for Ventilation), CCR, Title 24, Part 6, and Chapter 4 of CCR, title 8.

5.506.2 Carbon Dioxide Monitoring

Building with demand control ventilation; CO2 sensors and controls shall be installed per the California Energy Code, CCR, Title 24, Part 6, Section 121 (C).

5.507.4 Acoustical Control

5.507.4.1 Exterior Noise Transmission

Any new building;

1. Within 1,000 of the right of way of freeways
2. Within 5 miles of airports serving more than 10,000 commercial jets per year.
3. Where sound levels at the property line regularly exceed 65 db, other than due to occasional sounds.

Shall have wall and roof assemblies with a minimum Sound Transmission Coefficient (STC) of 50, and exterior windows shall have a minimum STC of 30.

Exception: buildings with few or no occupants or where occupants are unlikely to be affected by sound.

5.507.4.2 Interior Sound

Wall and floor assemblies separating tenant spaces and tenant spaces to public spaces shall have a minimum STC of 40.

5.508.1 Ozone Depletion and Greenhouse Gas Reduction

HVAC, refrigeration, and fire suppression systems shall not contain any chlorofluorocarbons (CFCs) or Halons.



Effective June 2009



Culver City Building Safety Division Mandatory Green Building Program

Category 1 Qualifying Projects

All new construction, new additions, and major renovations in Culver City up to 49,999 square feet of affected area are required to comply with Category 1 requirements, excluding single family and two family structures.

Major renovations are defined as a project construction valuation of 50% or greater of the value of the existing building or affected portion of a building.

The value of an existing building is defined as the Los Angeles County Assessor's Office value of the existing structure not including the land, or the value listed on a recent certified appraisal.

The construction valuation is as defined by the permit applicant on the construction permit, application, or at a minimum as defined by the most current Culver City Building Safety Minimum S.F. Costs Guide.

Category 1 qualifying projects must comply with 80% of the applicable following items. The project applicant shall submit this checklist with the construction permit application drawings and all items checked must be indicated in the construction permit application drawings.

- ☐ 1. Heating, ventilating and air conditioning (HVAC) units shall have a minimum seasonal energy efficiency rating (SEER) of 17.
- ☐ 2. Gas heating units shall be a minimum of 93% energy efficient.
- ☐ 3. All heating and cooling ducts shall be located within the space to be heated or cooled.
- ☐ 4. Roof and floor structures abutting an exterior space shall be a minimum of R-38 (thermal resistance value), and all exterior walls shall be a minimum value of R-28.

- ☐ 5. Radiant barriers shall be installed under all new roof sheathing.
- ☐ 6. All new exterior glass shall be a minimum value of U .35 (measure of heat conducting properties) and a minimum value of .30 SHGC (solar heat gain coefficient).
- ☐ 7. Low slope roofs shall be a minimum value of 75% SRI (solar reflectance index).
- ☐ 8. Exterior shading shall be provided over all west, south, and east facing glass. Where exterior shading is infeasible all new exterior glass shall be a minimum value of U .32 and a minimum value of .27 SHGC.
- ☐ 9. All new interior and exterior lighting shall be fluorescent, LED, or other type of high efficiency lighting.
- ☐ 10. All new lighting installed in restroom or bathroom areas shall be fluorescent, LED, or other type of high efficiency lighting and shall be motion sensor controlled. Minimum base level lighting shall be permitted.
- ☐ 11. All new lighting installed in any corridor, entryway, or other typically unoccupied space shall be fluorescent, LED, or other type of high efficiency lighting and shall be motion sensor controlled. Minimum base level lighting shall be permitted.
- ☐ 12. All new lighting installed in a garage or parking structure shall be motion sensor controlled. Minimum base level lighting shall be permitted.
- ☐ 13. All new or replaced water closets shall be dual flush models.
- ☐ 14. All new or replaced urinals shall be waterless models.
- ☐ 15. Water heating units installed residential units shall be gas tankless models.
- ☐ 16. Two- 2" electrical conduits shall be installed from the roof to the electrical panels for future solar photovoltaic installation for each unit in residential and commercial buildings. (Qualifying projects that are subject to the Culver City Mandatory Solar Photovoltaic Requirement may not use this item toward satisfying the requirements of this section.)
- ☐ 17. A 20 square feet area to house recyclable material containers shall be provided. This requirement shall be in addition to any CCMC requirements related to solid waste and recyclable material containers.
- ☐ 18. Multistory buildings shall provide separate trash chutes for recyclable and non-recyclable materials and waste. Such chutes shall discharge directly into separate recyclable and non-recyclable materials waste containers. This requirement shall be in addition to any other CCMC requirements related to trash chutes.

- ☐ 19. One duplex weatherproof (WP) ground fault circuit interrupter (GFCI) outlet shall be installed for every eight new parking spaces; to be utilized for future electric "plug-in" vehicles.
- ☐ 20. All doors leading from heated or cooled spaces to non-heated and non-cooled spaces shall be insulated doors and shall include weather-stripping and adequate closers.
- ☐ 21. Any new on-site, ground level paving, which is open to the sky shall be permeable.
- ☐ 22. All on-site landscaping shall be low-water, drought tolerant. All irrigation shall be bubbler systems.
- ☐ 23. All wood floor and roof structures shall be constructed with 90% engineered lumber.
- ☐ 24. A minimum of 50% of the overall building insulation shall be formaldehyde free and recycled content. A minimum aggregate of 60% of the wall, ceiling, and floor insulation shall be cellulose, cotton ball, or bio-based foam.
- ☐ 25. 1KW of solar photovoltaic power shall be installed. (Qualifying projects that are subject to the Culver City Mandatory Solar Photovoltaic Requirement may not use this item towards satisfying the requirements of this section.)

Category 2 Qualifying Projects

All new construction, additions, and major renovations of 50,000 square feet and greater of affected area are required to comply with Category 2 requirements, excluding single family and two family structures.

Prior to the issuance of a construction permit, the permit applicant shall submit the following:

1. Evidence that a LEED-AP (Leadership in Energy and Environmental Design Accredited Professional) is one of the members of the project design team.
2. Evidence that the project has been registered with the appropriate USGBC (United States Green Building Council) LEED program.
3. A copy of the appropriate LEED checklist, which demonstrates that the project meets the appropriate LEED rating system at a "Certified" performance level or higher.
4. A signed declaration from the LEED-AP member of the project design team, stating that the plans and details have been reviewed for conformance with the appropriate LEED program and that the project meets the intent of the criteria for certification of the selected LEED program at the "Certified" performance level or higher.

5. Qualifying projects shall comply with a USGBC "3 point margin of error" for a minimum LEED "Certified" performance level.

6. The construction permit applicant shall submit to the Building Safety Division copies of all submissions and correspondence between the project team and the USGBC regarding the qualifying project.

Urban Tree Requirements

Construction permit applicants for any qualifying project must comply with the following:

1. When feasible, all existing on-site trees with a trunk diameter of 2" or greater shall be preserved or replaced with trees of a comparable size per the recommendations of the Culver City Parks Manager.

2. When feasible, all existing street trees with a trunk diameter of 2" or greater shall be preserved or replaced with trees of a comparable size per the recommendations of the Culver City Engineer.

The above urban tree requirements are in addition to the Culver City Master Street Tree Program (CCMSTP).

Green Zone Incentive Program

Subject to approval by the Culver City Community Development Department Director, Culver City plan check and permit fees in an amount not to exceed Five Thousand Dollars (\$5,000) per project may be waived for energy efficiency improvements which are located in the AIP (Area Improvement Plan) Phase I and Phase II areas.

Green improvements may include:

1. Upgraded building insulation
2. Upgraded windows and/ or exterior doors.
3. Weatherstripping
4. Upgraded hvac or heating units.
5. Cool roofs
6. Radiant barriers
7. Window and/ or door exterior shading devices
8. Upgraded duct insulation
9. Upgraded water heating units
10. On-site renewable energy generation

Or any other energy efficiency improvements approved by the Culver City Community Development Department.

The aggregate amount of fee waivers for the Green Zone Incentive Program shall not exceed an amount appropriated for such purposes by the Culver City Redevelopment Agency.

Fee waivers shall be granted on a first, first served basis.

Inspections and Enforcement

No final inspection shall be approved for a project subject to the Culver City Mandatory Green Building Program, nor shall a temporary or final certificate of occupancy be issued for such a project, until such time as the requirements of the Culver City Mandatory Green Building Program have been satisfied, as determined by on-site inspections by the Culver City Building Safety Division staff.

The Culver City Building Safety Division may deny issuance of a construction permit application and may issue field correction notices and/ or stop work orders on a project for non-compliance with the Culver City Mandatory Green Building Program.

The requirements of the Culver City Mandatory Green Building Program may be enforced through any and all available remedies provided in the CCMC.