

MEETING DATE: 6.23.14

AGENDA ITEM: Introduction of an Ordinance Repealing and Replacing Sub chapter 15.02.100 of Title 15, Chapter 15.02 of the Culver City Municipal Code and Adopting by Reference the 2013 California Building Standards Administrative Code, 2013 California Building Code, 2013 California Residential Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Energy Code, 2013 California Historical Building Code, 2013 Existing Building Code, 2013 California Green Building Standards Code, and 2013 California Reference Standards Code; and Repealing and Reserving Chapter 15.04 of Title 15 in its entirety

ATTACHMENTS

	<u>Pages</u>
1. Proposed Ordinance No. 2014-_____	1 - 6
2. Current Chapter 15.02: Buildings, Structures, and Equipment	7 - 36
3. Notice of Public Hearing	37
4. Current Chapter 15.04	38 - 56

ORDINANCE NO. 2014-_____

AN ORDINANCE OF THE CITY OF CULVER CITY, STATE OF CALIFORNIA, REPEALING AND REPLACING SUBCHAPTER 15.02.100 OF TITLE 15, CHAPTER 15.02 OF THE CULVER CITY MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL BUILDING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA HISTORICAL BUILDING CODE, 2013 EXISTING BUILDING CODE, 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2013 CALIFORNIA REFERENCE STANDARDS CODE; AND REPEALING CHAPTER 15.04 OF TITLE 15 IN ITS ENTIRETY

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

SECTION 1: That Subchapter 15.02.100 of Title 15, Chapter 15.02 of the Culver City Municipal Code is hereby repealed; and those certain documents, copies of which are on file in the office of the City Clerk, being marked and designated as the 2013 triennial edition of the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.

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 2013 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 2013 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 2013 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

1 applicable to the City of Culver City, and referred to as the "Residential Building
2 Code of the City of Culver City."

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

5
6 **§15.02.115 California Electrical Code Adopted by Reference**

7 A. The 2013 Edition of the California Electrical Code, published by the
8 International Code Council, and all appendices, amendments, supplements and
9 errata thereto, is hereby adopted by reference and shall be applicable to the City of
10 Culver City, and referred to as the "Electrical Code of the City of Culver City."

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

13
14 **§15.02.120 California Mechanical Code Adopted by Reference**

15 A. The 2013 Edition of the California Mechanical Code, published by the
16 International Code Council, and all appendices, amendments, supplements and
17 errata thereto, is hereby adopted by reference and shall be applicable to the City of
18 Culver City, and referred to as the "Mechanical Code of the City of Culver City."

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

21
22 **§15.02.125 California Plumbing Code Adopted by Reference**

23 A. The 2013 Edition of the California Plumbing Code, published by the
24 International Code Council, and all appendices, amendments, supplements and
25 errata thereto, is hereby adopted by reference and shall be applicable to the City of
26 Culver City, and referred to as the "Plumbing Code of the City of Culver City."

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

3
4 **§15.02.130 California Energy Code Adopted by Reference**

5 A. The 2013 Edition of the California Energy Code, published by the
6 International Code Council, and all appendices, amendments, supplements and
7 errata thereto, is hereby adopted by reference and shall be applicable to the City of
8 Culver City, and referred to as the "Energy Code of the City of Culver City."

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

11
12 **§15.02.135 California Historical Building Code Adopted by Reference**

13 A. The 2013 Edition of the California Historical Building Code, published
14 by the International Code Council, and all appendices, amendments, supplements
15 and errata thereto, is hereby adopted by reference and shall be applicable to the
16 City of Culver City, and referred to as the "Historical Building Code of the City of
17 Culver City."

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

20
21 **§15.02.140 California Existing Building Code Adopted by Reference**

22 A. The 2013 Edition of the California Existing Building Code, published by
23 the International Code Council, and all appendices, amendments, supplements and
24 errata thereto, is hereby adopted by reference and shall be applicable to the City of
25 Culver City, and referred to as the "Existing Building Code of the City of Culver City."

26 B. One copy of the Existing Building Code of the City of Culver City shall
27 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 2013 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 2013 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: That Chapter 15.04 of Title 15 of the Culver City Municipal Code is hereby repealed in its entirety, and is reserved.

SECTION 4: 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 5: 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 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 6: 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 of 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 _____ 2014.

MEGHAN SAHLI-WELLS, MAYOR
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE
City Clerk

CAROL A. SCHWAB
City Attorney

Culver City Municipal Code

**CHAPTER 15.02: BUILDINGS, STRUCTURES AND
EQUIPMENT**

Section

General Provisions

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

Adoption of State Codes

- 15.02.100 California Building Standards Administrative Code adopted by reference
- 15.02.105 California Building Code adopted by reference
- 15.02.110 California Residential Building Code adopted by reference
- 15.02.115 California Electrical Code adopted by reference
- 15.02.120 California Mechanical Code adopted by reference
- 15.02.125 California Plumbing Code adopted by reference
- 15.02.130 California Energy Code adopted by reference
- 15.02.135 California Historical Building Code adopted by reference
- 15.02.140 California Existing Building Code adopted by reference
- 15.02.145 California Green Building Standards Code adopted by reference
- 15.02.150 California Reference Standards Code adopted by reference

Sandblasting

- 15.02.500 Purpose
- 15.02.505 Permit required; compliance with regulations
- 15.02.510 Enforcement

Antennas

- 15.02.600 Definitions
- 15.02.605 Compliance with regulations required
- 15.02.610 Noncommercial nonparabolic antennas

- 15.02.615 Development standards
- 15.02.620 Application for approval
- 15.02.625 Enforcement

Post-Disaster Recovery and Reconstruction

- 15.02.700 Purpose
- 15.02.705 Applicability
- 15.02.710 Definitions
- 15.02.715 Placards
- 15.02.720 Criteria for demolition of dangerous buildings
- 15.02.725 Demolition of historic buildings or structures
- 15.02.730 Repair criteria for damaged buildings
- 15.02.735 Repair criteria for chimneys
- 15.02.740 Repair criteria for essential services facilities
- 15.02.745 Repair criteria for historic buildings or structures

Hillside Drainage

- 15.02.800 Drainage system required in hillside area

Administrative Assessment Cost Recovery

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

Solar Photovoltaic Systems

- 15.02.1000 Definitions
- 15.02.1005 Requirement
- 15.02.1010 Exceptions
- 15.02.1015 Building permit fees and inspections

Green Building Program and Requirements

- 15.02.1100 Establishment of Program and purpose
- 15.02.1105 Definitions
- 15.02.1110 Requirements
- 15.02.1115 Urban tree requirements

15.02.1120 Green Zone Incentive Program

15.02.1125 Inspections and enforcement

Appendix Hillside drainage diagrams

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 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 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.

(Ord. No. 2011-004 § 2 (part))

§ 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.

(Ord. No. 2011-004 § 2 (part))

§ 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 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.

(Ord. No. 2011-004 § 2 (part))

§ 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.

(Ord. No. 2011-004 § 2 (part))

§ 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.

(Ord. No. 2011-004 § 2 (part))

§ 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.

(Ord. No. 2011-004 § 2 (part))

§ 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.

(Ord. No. 2011-004 § 2 (part))

§ 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.

(Ord. No. 2011-004 § 2 (part))

§ 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.

(Ord. No. 2011-004 § 2 (part))

§ 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.

(Ord. No. 2011-004 § 2 (part))

§ 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.

(Ord. No. 2011-004 § 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.

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:

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 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.

(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.

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.
- 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.

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.

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.

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.

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.
- 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 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:

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.
 - 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.

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.

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).

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;
12. All new lighting installed in a garage or parking structure shall be motion-sensor controlled. Minimum base level fighting 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.).

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"

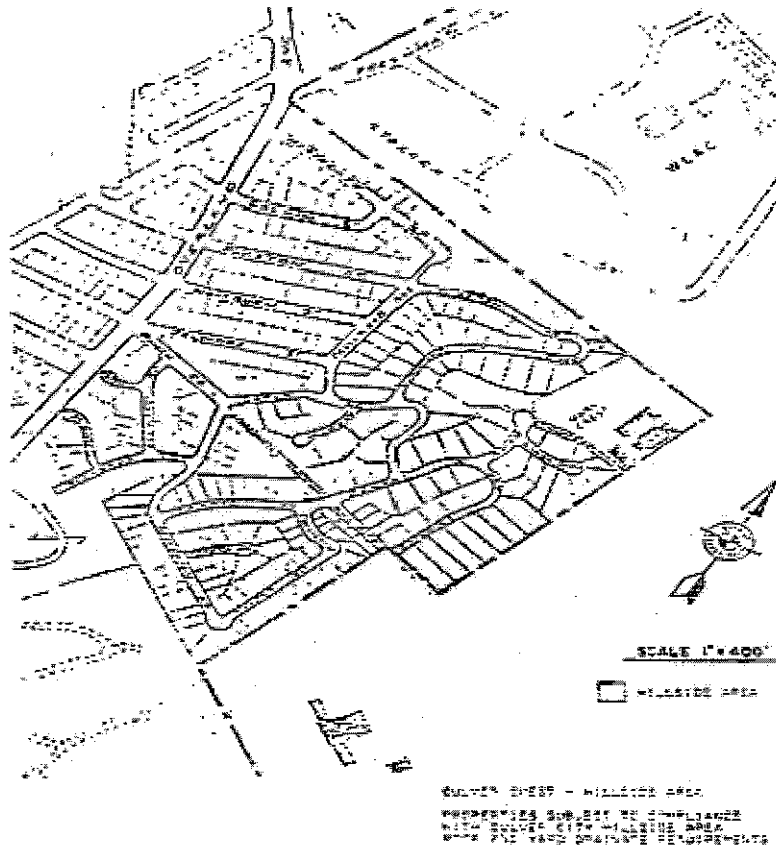
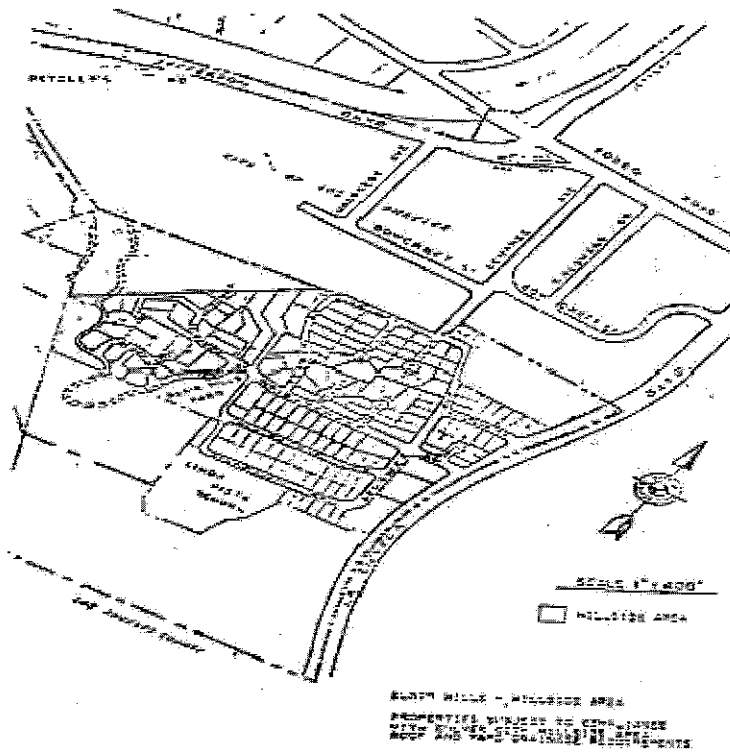


DIAGRAM "B"



INSERT PROOF OF
PUBLICATION HERE.

Culver City Municipal Code

CHAPTER 15.04: EARTHQUAKE HAZARD REDUCTION

Section

- 15.04.005 Purpose
- 15.04.010 Scope
- 15.04.015 Definitions
- 15.04.020 Board of Appeals
- 15.04.025 Establishment of rating classifications
- 15.04.030 Administrative procedures
- 15.04.035 Appeals
- 15.04.040 Requirements for structural analysis, alteration or demolition of building
- 15.04.045 Standards and procedures for historical buildings
- 15.04.050 Analysis and design
- 15.04.055 Materials of construction
- 15.04.060 Information required on plans
- 15.04.065 Architectural review
- 15.04.070 Nonconformities
- 15.04.075 Encroachment into public right-of-way
- 15.04.080 Penalty
- Appendix: Tables

Cross-reference:

Administrative Assessment Cost Recovery Program, see §§ 15.02.900 through 15.02.915

Post-disaster recovery and reconstruction, see §§ 15.02.800 through 15.02.855

§ 15.04.005 PURPOSE.

A. The purpose of this Chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on unreinforced masonry bearing wall buildings.

B. The provisions of this Chapter are intended as minimum seismic standards established

ATTACHMENT 4

primarily to reduce the risk of life loss or injury. Compliance with these standards will not necessarily prevent loss of life or injury or prevent earthquake damage to rehabilitated buildings. This Chapter does not require alteration of existing electrical, plumbing, mechanical or fire safety systems unless they constitute a hazard to life or property. Nothing in this Chapter makes the City responsible for paying any of the costs associated with compliance with this Chapter as they relate to a privately owned structure.

C. This Chapter provides systematic procedures and standards for identification and classification of unreinforced masonry bearing wall buildings based on their present use. Priorities, time period and standards are also established under which these buildings are required to be structurally analyzed and anchored. Where the analysis finds deficiencies, this Chapter requires such building be strengthened or demolished.

('65 Code, § 9-230) (Ord. No. 87-006 § 1)

§ 15.04.010 SCOPE.

The provisions of this Chapter shall apply to all buildings which have unreinforced masonry bearing walls as defined herein. This Chapter shall not apply to detached one (1) or two (2) story single-family dwellings and any one (1) or two (2) story multi-family dwelling containing less than five (5) dwelling units; provided that, the entire structure is used solely for residential purposes.

('65 Code, § 9-231) (Ord. No. 87-006 § 1)

§ 15.04.015 DEFINITIONS.

In addition to the definitions in §§ 2302 and 2312 of the Uniform Building Code, the following definitions shall apply to this Chapter.

ARCHAIC MATERIALS. Materials not specified in the Uniform Building Code.

BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of the City's Building Code, or his duly authorized representative.

ESSENTIAL BUILDING. Any building housing a hospital or other medical facility having surgery or emergency treatment areas; fire or police stations; City Hall; municipal government disaster operation and communication centers.

HIGH RISK BUILDING. Any building, not classified as an essential building or having an occupancy load of one hundred (100) or more; unless included in medium or low risk categories below.

HISTORICAL BUILDING. Any building designated as an historical building by an appropriate federal, state or city jurisdiction.

LOW RISK BUILDING. Any building, not classified as an essential building, having an occupant load of less than twenty (20).

MEDIUM RISK BUILDING. Any building, not classified as a high risk building or an essential building or having an occupancy load of more than nineteen (19) but less than one

ATTACHMENT 4

hundred (100) or any building with an occupant load of one hundred (100) or more;

1. Having exterior walls braced with masonry or wood frame crosswalls which are spaced less than forty (40) feet apart in each story, which are full story height, and which are a minimum length of one (1) and one-half ($\frac{1}{2}$) times the story height; or

2. Used for its intended purpose, as determined by the Building Official, for less than twenty (20) hours per week.

OCCUPANT LOAD. The number of persons presumed to occupy a building or portion thereof, as provided in § 3302 of the Uniform Building Code.

STUDY. The Culver City Seismic Safety Study, as amended.

UNIFORM BUILDING CODE. The building code as published by the International Conference of Building Officials, 1982 Edition.

UNREINFORCED MASONRY BEARING WALL. A masonry wall having all of the following characteristics:

1. Provides the vertical support for a floor or roof.
2. The total superimposed load is over one hundred (100) pounds per linear foot, or any such wall supporting its own weight for more than one (1) story.
3. The area of reinforcing steel is less than fifty percent (50%) of that required by § 2417(j) of the Uniform Building Code.

('65 Code, § 9-232) (Ord. No. 87-006 § 1)

§ 15.04.020 BOARD OF APPEALS.

In order to determine applicability and to provide for reasonable interpretation of this Chapter, there shall be and is hereby created a Board of Appeals, hereinafter "the Board." The Board of Appeals shall be the Planning Commission. The Building Official shall be an ex-officio member and shall act as secretary of the Board. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant.

('65 Code, § 9-233) (Ord. No. 87-006 § 1; Ord. No. 88-032 § 1)

§ 15.04.025 ESTABLISHMENT OF RATING CLASSIFICATIONS.

The rating classifications shown in Table A of the Appendix following this Chapter are hereby established and each building within the scope of this Chapter shall be placed in one (1) such rating classification by the Building Official. The total occupant load of the entire building, as determined by § 3302 of the Uniform Building Code, shall be used to determine the rating classification. For the purpose of this Chapter, any portion of a building constructed to act independently when resisting seismic forces may be placed in a separate rating classification.

('65 Code, § 9-234) (Ord. No. 87-006 § 1)

ATTACHMENT 4

§ 15.04.030 ADMINISTRATIVE PROCEDURES.

- A. The Building Official shall be responsible for administering this Chapter.
- B. An initial determination of applicability of this Chapter to a building shall be made by the Building Official through an Initial Order.
- C. An Initial Order shall specify the building has been determined by the Building Official, to be within the scope of this Chapter, the building is required to meet the minimum seismic standards of this Chapter, the rating classification of the building shall be accompanied by a copy of § 15.04.040 which sets forth the owner's alternatives and time limits for compliance. The Initial Order shall be served within the minimum time periods for service of such orders set forth in Table C of the Appendix following this Chapter. The minimum time period for the service of an Initial Order shall be measured from the effective date of this Chapter. Upon receipt of a written request from the owner, the Building Official shall serve an Initial Order prior to the normal service date set forth in this Chapter.
- D. If after submission of the structural analysis required by § 15.04.040, the Building Official determines the building does not meet the minimum seismic safety standards of this Chapter, a Correction Order shall be served by the Building Official.
- E. The Correction Order shall specify the structural analysis provided which indicated the Building does not meet minimum seismic safety standards specified in this Chapter and shall order the owner to either cause the building to be structurally altered to conform to the standards or cause the building to be demolished. The Correction Order shall also be accompanied by § 15.04.040 which sets forth the owners alternatives and time limits for compliance.
- F. 1. At the time the Correction Order is served, the Building Official shall file with the Office of the County Recorder a certificate stating that the subject building is within the scope of this Chapter. The certificate shall also state that the owner of the building has been ordered to structurally alter or to demolish the building.
2. If the building is found, as a result of structural alterations, to be structurally capable of resisting minimum seismic forces as required by this Chapter, or is demolished, the Building Official shall file with the Office of the County Recorder a certificate terminating the status of the subject building as being classified within the scope of this Chapter.
- G. If the owner or other person in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this Chapter within any time limit set forth in § 15.04.040, the Building Official shall order the entire building be vacated and remain vacated until compliance with the order has been achieved. If compliance with this vacation order has not been accomplished within ninety (90) days after the date the building has been ordered vacated, or by such additional time as may be granted by the Board of Appeals, the Building Official may order demolition of the building in accordance with § 15.02.200 of this Title.
- H. The Building Official shall serve each order either personally or by certified mail, return receipt requested, or both, upon the owner of each building as shown on the last equalized assessment rolls and upon the person, if any, in apparent charge or control of the building.

(65 Code, § 9-235) (Ord. No. 87-006 § 1)

ATTACHMENT 4

§ 15.04.035 APPEALS.

The owner or person in charge or control of a building may appeal to the Board any order of the Building Official. Such appeal shall be filed with the Board within thirty (30) days from the date of service of any order described in § 15.04.030. Appeals shall be made in writing on forms provided by the Building Official and the grounds for the appeal shall be stated clearly and concisely. Each appeal shall be accompanied by a filing fee as established by the City Council by Resolution.

('65 Code, § 9-236) (Ord. No. 87-006 § 1)

§ 15.04.040 REQUIREMENTS FOR STRUCTURAL ANALYSIS, ALTERATION OR DEMOLITION OF BUILDING.

A. The owner of each building for which an Initial Order has been served shall cause a structural analysis of the building to be made by a civil or structural engineer or architect licensed by the State of California, unless the owner presents building plans satisfactory to the Building Official showing such building meets the minimum earthquake standards specified in this Chapter. If the structural analysis indicates the building does not meet the minimum earthquake standards specified in this Chapter, the owner shall either cause the building to be structurally altered to conform to such standards or cause the building to be demolished.

B. The owner of a building served with an Initial Order under this Chapter shall comply with the requirements set forth above by submitting to the Building Official for review the following:

1. Within two hundred seventy (270) days after the service of the order, a structural analysis demonstrating to the satisfaction of the Building Official the building meets the minimum requirements of this Chapter; or
2. Within two hundred seventy (270) days after the service of the order, the structural analysis and plans for the proposed structural alterations of the building necessary to comply with the minimum requirements of this Chapter; or
3. Within one hundred twenty (120) days after service of the order, plans for the installation of wall anchors in accordance with the requirements specified in § 15.04.050 C.; or
4. Within two hundred seventy (270) days after the service of the order, plans for the demolition of the building.

C. If the Building Official serves a Correction Order, the owner of the subject building shall obtain a building permit and commence and complete the required construction or demolition within the time limits set forth in Table B of the Appendix following this Chapter. These time limits shall begin to run from the date the Correction Order is served in accordance with § 15.04.030.

D. Owners electing to comply with Subsection B.3. of this Section are also required to comply with Subsections B.2. or B.4. of this Section; provided that, the two hundred seventy (270) day period set forth in Subsections B.2. and B.4. and the time limits for obtaining a building permit, commencing construction and completing construction for complete structural alterations or building demolition set forth in Table B of the Appendix following this Chapter

ATTACHMENT 4

shall be extended in accordance with Table C of the Appendix following this Chapter. Each such extended time limit, except the time limit for commencing construction, shall begin to run from the date the Correction Order is served in accordance with Subsection 15.04.030 G. The time limit for commencing construction shall commence from the date the building permit is issued; provided that, construction shall commence not later than one hundred eighty (180) days from the issuance of the building permit.

('65 Code, § 9-237) (Ord. No. 87-006 § 1)

§ 15.04.045 STANDARDS AND PROCEDURES FOR HISTORICAL BUILDINGS.

A. *General.* The standards and procedures established by this Chapter shall apply in all respects to a historical building except that as a means of preserving the original architectural elements and to facilitate restoration, a historical building may be brought into compliance by following the special provisions set forth in this Section.

B. *Unburned clay masonry or adobe.* Existing or re-erected walls of adobe construction shall conform to the following:

1. Unreinforced adobe masonry walls shall not exceed a height or length to thickness ratio of five (5), for exterior bearing walls and must be provided with a reinforced bond beam at the top to interconnect all walls. Minimum beam depth shall be six (6) inches and a minimum width of eight (8) inches less than the wall width. Minimum wall thickness shall be eighteen (18) inches for exterior bearing walls and ten (10) inches for adobe partitions. No adobe structure shall exceed one (1) story in height unless the historic evidence indicates a two (2) story height. In such cases, the height to thickness ratio shall be the same as set forth above for the first floor based on the total two (2) story height and the second floor wall thickness shall not exceed the length to thickness ratio of five (5) by more than twenty percent (20%). Bond beams shall be provided at the roof and second floor level.

2. Foundation footings shall be reinforced concrete under newly reconstructed walls, and shall be fifty percent (50%) wider than the wall above, soil conditions permitting, except that the foundation wall may be four (4) inches less in width than the wall above if a rock, burned brick, or stabilized adobe facing is necessary to provide authenticity.

3. New or existing unstabilized brick and adobe brick masonry units shall have an average compressive strength of two hundred twenty-five (225) pounds per square inch when tested in accordance with ASTM Designation C67. One (1) sample out of five (5) may have a compressive strength of not less than one hundred eighty-eight (188) pounds per square inch. Unstabilized brick may be used where existing bricks are unstabilized and where the building is not susceptible to flooding conditions or direct exposure to moisture. Adobe may be allowed a maximum value of three (3) pounds per square inch for shear with no increase for lateral forces.

4. Mortar may be of the same soil composition and stabilization as the brick in lieu of cement mortar.

5. Nominal tension stresses due to seismic forces normal to the wall may be neglected if the wall meets thicknesses requirements and shear values allowed by this Subsection.

C. *Archaic materials.* Allowable stresses for archaic materials shall be based on substantiating research data or engineering judgment subject to the Building Official's satisfaction.

ATTACHMENT 4

D. *Alternative materials and State Historical Building Code (SHBC) Advisory Review.* Alternative materials, design, or methods of construction will be considered as set forth in Subsection 15.04.055 D. In addition, when a request for an alternative proposed design, material or method of construction is being considered, the Building Official may file a written request for opinion with the State Historical Building Code Advisory Board for its consideration, advice or findings in accordance with the State Historical Building Code.

('65 Code, § 9-238) (Ord. No. 87-006 § 1)

§ 15.04.050 ANALYSIS AND DESIGN.

A. Every building within the scope of this Chapter shall be analyzed and constructed to resist minimum total lateral seismic forces assumed to act nonconcurrently in the direction of each of the main axes of the building in accordance with the following equation:

$$V=ZIKCSW$$

The value of the IKCS need not exceed the values set forth in Table D of the appendix following this Chapter based on the applicable rating classification of the building.

B. *Lateral forces on elements of buildings.* Parts or portions of a building shall be analyzed and designed for lateral loads in accordance with Subsection 15.04.050 A. and § 2312 of the Uniform Building Code but not less than the value from the following equation:

$$F_p=ZIC_p SW_p$$

For the provisions of this Subsection, the product of IS need not exceed the values as set forth in Table E of the Appendix following this Chapter. Unreinforced masonry walls in buildings not having a rating classification of I may be analyzed in accordance with § 15.04.055. The value of C_p need not exceed the values set forth in Table F of the Appendix following this Chapter.

C. *Anchorage and interconnection.* Anchorage and interconnection of all parts, portions and elements of a building shall be analyzed and designed for lateral forces in accordance with Table F of the Appendix following this Chapter and the equation $F_p=ZIC_p SW_p$ as modified by Table E of the Appendix following this Chapter. Minimum anchorage of masonry walls to each floor or roof shall resist a minimum force of two hundred (200) pounds per linear foot acting normal to the wall at the level of the floor or roof.

D. *Level of required repair.* Alterations and repairs required to meet the provisions of this Chapter shall comply with all other applicable requirements of the Uniform Building Code unless otherwise specifically provided for in this Chapter.

E. *Required analysis and design:*

1. *General.* Except as modified herein, the analysis and design relating to the structural alteration of existing buildings within the scope of this Chapter shall be in accordance with the analysis specified in Chapter 23 of the Uniform Building Code.

2. *Continuous stress path.* A complete, continuous stress path from every part or portion of the building to the ground shall be provided for the required horizontal forces.

3. *Positive connections.* All parts, portions and elements of the building shall be interconnected by positive means.

F. *Analysis procedure:*

1. *General.* Stresses in materials and existing construction utilized to transfer seismic forces from the ground to each part and portion of a building shall conform to those permitted by the Uniform Building Code and those materials and types of construction specified in § 15.04.055.

2. *Connections.* Materials and connectors used for interconnection of each part and portion of a building shall conform to the Uniform Building Code. Nails may be used as part of an approved connector.

3. *Unreinforced masonry walls.*

a. Except as modified herein, unreinforced masonry walls shall be analyzed as specified in §§ 2416, 2418 and 2419 of the Uniform Building Code for the purpose of withstanding all vertical loads as specified in Chapter 23 of the Uniform Building Code, in addition to the seismic forces required by this Chapter.

b. No allowable tension stress shall be permitted in unreinforced masonry walls. Walls not capable of resisting the required design forces specified in this Article shall be strengthened or shall be removed and replaced.

c. *Exceptions:*

(1) Unreinforced masonry walls in buildings not classified as a Rating Classification I pursuant to Table A of the Appendix following this Chapter may be analyzed in accordance with § 15.04.055.

(2) An unreinforced masonry wall ten (10) feet or less in height which carries no design loads other than its own weight may be considered as a veneer if it is adequately anchored to new supporting elements.

G. *Combination of vertical and seismic forces:*

1. *New materials.* All new materials introduced into the structure to meet the requirements of this Section which are subjected to combined vertical and horizontal forces shall comply with Chapter 23 of the Uniform Building Code.

2. *Existing materials.* When stresses in existing lateral force resisting elements are due to a combination of dead loads plus live loads plus seismic loads, the allowable working stress specified in the Uniform Building Code may be increased one hundred percent (100%). However, no increase will be permitted in the stresses allowed in § 15.04.055, and the stresses in members due only to seismic and dead loads shall not exceed the values permitted by Subsection 2303(d) of the Uniform Building Code.

3. *Allowable reduction of bending stress by vertical load.* In calculating tensile fiber stress due to seismic forces required by this Chapter, the maximum tensile fiber stress may be reduced by the full direct stress due to vertical dead loads.

(65 Code, § 9-239) (Ord. No. 87-006 § 1)

§ 15.04.055 MATERIALS OF CONSTRUCTION.

A. *General.* All materials permitted by the Uniform Building Code, including their

ATTACHMENT 4

appropriate stresses and those existing configurations of materials specified herein, may be utilized to meet the requirements of this Chapter.

B. *Existing materials:*

1. *Unreinforced masonry wall.*

a. An unreinforced masonry wall analyzed in accordance with this Section may provide vertical support for roof and floor construction and resistance to lateral loads. The bonding of the wall shall be as specified in § 2418 of the Uniform Building Code.

b. Tension stresses due to seismic forces normal to the wall may be ignored if the wall does not exceed the height to thickness ratio in Table G of the Appendix following this Chapter in the in-plane shear stresses due to seismic loads as set forth in Table J of the Appendix following this Chapter.

c. If the wall height-thickness ratio exceeds the specified limits, the wall may be supported by vertical bracing members designed in accordance with § 15.04.050. The deflection of such bracing member at design loads shall not exceed one-tenth (1/10) of the wall thickness. The wall may be supported by flexible vertical bracing members designed in accordance with Subsection 15.04.050 B. if the deflection at design loads is not less than one-quarter (1/4) nor more than one-third (1/3) of the wall thickness.

d. All vertical bracing members shall be attached to floor and roof construction for their design loads independently of required wall anchors. Horizontal spacing of vertical bracing members shall not exceed one-half (1/2) the unsupported height of the wall or ten (10) feet, whichever is less.

e. The wall height may be measured vertically to bracing elements other than a floor or roof. Spacing of the bracing elements and wall anchors shall not exceed six (6) feet. Bracing elements shall be detailed to minimize the horizontal displacement of the wall attributed to components of the floor or roof vertical displacement.

2. *Existing roof, floors, walls, footings and wood framing.* Existing materials including wood shear walls utilized in the described configuration may be used as part of the lateral load resisting system; provided that, the stresses in these materials do not exceed the values shown in Table H of the Appendix following this Chapter.

C. *Strengthening of existing materials.* New materials including wood shear walls may be utilized to strengthen portions of the existing seismic resisting system in the described configurations; provided that, the stresses do not exceed the values shown in Table I of the Appendix following this Chapter.

D. *Alternate materials.* Alternate materials, designs and methods of construction may be approved by the Building Official in accordance with the provisions of the Uniform Building Code.

E. *Minimum acceptable quality of existing unreinforced masonry walls:*

1. *General provisions.* All unreinforced masonry walls utilized to carry vertical loads and seismic forces parallel and perpendicular to the wall plane shall be tested as specified in this Subsection. All masonry quality shall equal or exceed the minimum standards established herein or shall be removed and replaced by new materials. Alternate methods of testing may be approved by the Building Official. The quality of mortar in all masonry walls shall be determined by performing in-place shear tests or by testing eight (8) inch diameter cores.

ATTACHMENT 4

Nothing shall prevent pointing with mortar of all the masonry wall joints before the tests are first made. Prior to any pointing, the mortar joints must be raked and cleaned to remove loose and deteriorated mortar. Mortar for pointing shall be Type S or N except that masonry cements shall not be used. All preparation and mortar pointing shall be done under the continuous inspection of a Registered Deputy Building Inspector employed by the owner at owner's sole expense. At the conclusion of the inspection, the inspector shall submit a written report to the licensed engineer or architect responsible for the seismic analysis of the building, setting forth the result of the work inspected. Such report shall be submitted to the Building Official for approval as part of the structural analysis. All testing shall be performed in accordance with the requirements specified in this Subsection by a testing agency approved by the Building Official. An accurate record shall be kept of all such tests and of their locations in the building, and these results shall be submitted to the Building Official for approval as part of the structural analysis.

2. *Number and location of tests.* The minimum number of tests shall be two (2) per wall or line of wall elements resisting a common force, or one (1) per fifteen hundred (1500) square feet of wall surface, with a minimum of eight (8) tests in any case. The exact test or core location shall be determined at the building site by the license engineer or architect responsible for the seismic analysis of the subject building.

3. *In-place shear tests.* The bed joints of the outer wythe of the masonry shall be tested in shear by laterally displacing a single brick relative to the adjacent bricks in that wythe. The opposite head joint of the brick to be tested shall be removed and cleaned prior to testing. The minimum quality mortar in eighty percent (80%) of the shear tests shall not be less than the total of thirty (30) psi plus the axial stress in the wall at the point of the test. The shear stress shall be based on the gross area of both bed joints and shall be that at which movement of the brick is first observed.

4. *Core tests.*

a. A minimum number of mortar test specimens equal to the number of required cores shall be prepared from the cores and tested as specified herein. The mortar joint of the outer wythe of the masonry cores shall be tested in shear by placing the circular core section in a compression testing machine with the mortar bed joint rotated fifteen (15) degrees from the axis of the applied load. The mortar joint tested in shear shall have an average ultimate stress of twenty (20) psi based on the gross area. The average shall be obtained from the total number of cores made.

b. If test specimens cannot be made from cores taken, then the shear value shall be reported as zero.

F. *Testing of shear bolts.*

1. One-fourth ($\frac{1}{4}$) of all new shear bolts and dowels embedded in unreinforced masonry walls shall be tested by a Special Inspector using a torque calibrated wrench to the following minimum torques:

$\frac{1}{2}$ -inch diameter bolts or dowels = 40 foot-lbs.

$\frac{5}{8}$ -inch diameter bolts or dowels = 50 foot-lbs.

$\frac{3}{4}$ -inch diameter bolts or dowels = 60 foot-lbs.

2. No bolts exceeding $\frac{3}{4}$ inches shall be used. All nuts shall be installed over malleable iron or plate washers when bearing on wood and heavy cut washers when bearing on steel.

ATTACHMENT 4

G. Determination of allowable stresses for design method based on test results:

1. *Design shear values.*

a. Design seismic in-plane shear stresses shall be substantiated by tests performed as specified in Subsections 15.04.055 E.3. and E.4.

b. Design stresses shall be related to test results obtained in accordance with Table J of the Appendix following this Chapter. Intermediate values between three (3) and ten (10) psi may be interpolated.

2. *Design compression and tension values.* Compression stresses for unreinforced masonry having a minimum design shear value of three (3) psi shall not exceed one hundred (100) psi. Design tension values for unreinforced masonry shall not be permitted.

H. Five percent (5%) of the existing rod anchors utilized as all or part of the required wall anchors shall be tested in pull-out by an approved testing laboratory. The minimum number tested shall be four (4) per floor, with two (2) tests at walls with joists framing into the wall and two (2) tests at walls with joists parallel to the wall. The test apparatus shall be supported on the masonry wall at a minimum distance of the wall thickness from the anchor tested. The rod anchor shall be given a preload of three hundred (300) pounds prior to establishing a datum for recording elongation. The tension test load reported shall be recorded at one-eighth (1/8) inch relative movement of the anchor and the adjacent masonry surface. Results of all tests shall be reported. The report shall include the test results as related to the wall thickness and joist orientation. The allowable resistance value of the existing anchors shall be forty percent (40%) of the average of those tested anchors having the same wall thickness and joist orientation.

I. Qualification test for devices used for wall anchorage shall be tested with the entire tension load carried on the enlarged head at the exterior face of the wall. Bond on the part of the device between the enlarged head and the interior wall face shall be eliminated for the qualification tests. The resistance value assigned the device shall be twenty percent (20%) of the average of the ultimate loads.

('65 Code, § 9-240) (Ord. No. 87-006 § 1)

§ 15.04.060 INFORMATION REQUIRED ON PLANS.

A. *General.* In addition to the seismic analysis required elsewhere in this Chapter, the licensed engineer or architect responsible for the seismic analysis of the building shall determine and record the information required by this Section on the approved plans.

B. *Construction details.* The following requirements with appropriate construction details shall be made part of the approved plans.

1. a. All unreinforced masonry walls shall be anchored at the roof level by tension bolts through the wall as specified in Table I of the Appendix following this Chapter, or by approved equivalent at a maximum anchor spacing of six (6) feet.

b. All unreinforced masonry walls shall be anchored at all floors with tension bolts through the wall or by existing rod anchors at the maximum anchor spacing of six (6) feet. All existing rod anchors shall be secured to the joist to develop the required forces. The Building Official may require testing to verify the adequacy of the embedded ends of existing rod anchors. Tests when required shall conform to Subsection 15.04.055 H.

ATTACHMENT 4

c. When access to the exterior face of the masonry wall is prevented by proximity of an existing building, wall anchors conforming to Items E. and F. in Table I of the Appendix following this Chapter may be used.

d. Alternate devices to be used in lieu of tension bolts for masonry wall anchorage shall be tested as specified in Subsection 15.04.055 I.

2. Diaphragm chord stresses of horizontal diaphragms shall be developed in existing materials or by addition to new materials.

3. Where trusses and beams other than rafters or joists are supported on masonry, ledgers or columns shall be installed to support vertical loads of the roof or floor members.

4. Parapets and exterior wall appendages not capable of resisting the forces specified in this Chapter shall be removed, stabilized or braced to insure that the parapets and appendages remain in their original position. If a parapet which provides screening to roof equipment is removed, screening of the roof equipment shall be provided in a manner acceptable to the City Planner.

5. All deteriorated mortar joints in unreinforced masonry walls shall be pointed with Type S or N mortar (masonry cements shall not be used). Prior to any pointing, the wall surface must be raked and cleaned to remove loose and deteriorated mortar. All preparation and pointing shall be done under the continuous inspection of a Special Inspector, employed by the owner, at owner's sole expense, certified to inspect masonry or concrete. At the conclusion of the project, the inspector shall submit a written report to the Building Official, setting forth the portion of work inspected.

6. Repair details of any cracked or damaged unreinforced masonry wall required to resist forces specified in this Chapter.

C. *Existing construction.* The following existing construction information shall be made part of the approved plans:

1. The type and dimensions of existing walls and the size and spacing of floor and roof members.

2. The extent and type of existing wall anchorage to floors and roof.

3. The extent and type of parapet corrections, if any, which were performed in accordance with the Uniform Building Code.

4. Accurately dimensioned floor plans and masonry wall elevations, showing dimensioned opening, piers, wall thickness and heights.

5. The location of cracks or damaged portion of unreinforced masonry walls requiring repairs.

6. The type of interior wall surfaces and whether reinstalling or anchoring of ceiling plaster is necessary.

7. The general condition of the mortar joints and whether the joints need pointing.

('65 Code, § 9-241) (Ord. No. 87-006 § 1)

§ 15.04.065 ARCHITECTURAL REVIEW.

ATTACHMENT 4

The City Planner shall be responsible for the review and approval of plans submitted pursuant to this Chapter to ensure their conformance with applicable zoning and architectural requirements.

('65 Code, § 9-242) (Ord. No. 87-006 § 1)

§ 15.04.070 NONCONFORMITIES.

Notwithstanding any other provision of this Code, improvements made to a building, as required under this Chapter, shall not require correction of other nonconforming conditions which do not, in the Building Official's determination, cause unsafe conditions; provided that, the extent of any such nonconforming condition shall not be made worse by that improvement.

('65 Code, § 9-243) (Ord. No. 87-006 § 1)

§ 15.04.075 ENCROACHMENT INTO PUBLIC RIGHT-OF-WAY.

The City Engineer may grant permission for an encroachment into the public right-of-way for an improvement made pursuant to this Chapter if the improvement cannot be made in any other feasible manner and subject to all conditions deemed appropriate by the City Engineer.

('65 Code, § 9-244) (Ord. No. 87-006 § 1)

§ 15.04.080 PENALTY.

A. 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 of any provisions of this Chapter, and no person shall fail to comply with any lawful order made thereunder. 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 either as a misdemeanor or as an infraction.

('65 Code, § 9-10) (Ord. No. CS-944 § 1 (part); Ord. No. 87-026 § 1; Ord. No. 90-023 § 3)

APPENDIX: TABLES

The following tables are applicable to this chapter:

TABLE A
<i>Rating Classification</i>

ATTACHMENT 4

<i>Type of Building</i>	<i>Classification</i>
Essential Building	I
High Risk Building	II
Medium Risk Building	III
Low Risk Building	IV

TABLE B			
<i>Time Limits for Compliance⁽¹⁾</i>			
<i>Required Action by Owner</i>	<i>Obtain Building Permit Within</i>	<i>Commence Construction Within</i>	<i>Complete Construction Within</i>
Complete Structural Alterations or Building Demolition	12 months	18 months	36 months
Wall Anchor	6 months	12 months	15 months
Footnote to Table B: (1) Measured from the date Correction Order is served. Where two (2) or more buildings each of which is on a separate legal lot but connected by common walls are to be rehabilitated simultaneously, an extension can be based on the average time requirements for the building involved, with a suggested minimum extension of six (6) months. An extension could be granted on submission of a binding agreement between the owners involved, with the actual date of compliance to be determined by the Building Official.			

TABLE C			
<i>Service Priorities and Extended Time Provisions</i>			
<i>Rating Classification</i>	<i>Occupant Load</i>	<i>Extension of Time if Wall Anchors are Installed</i>	<i>Minimum Periods for Services of Order</i>
I (Highest Priority)	Any	1 year	0
II	100 or more	2 years	3 months
III	20 to and including 99	3 years	6 months
IV (Lowest Priority)	Less than 20	4 years	1 year

TABLE D

ATTACHMENT 4

<i>Horizontal Force Factors Based on Rating Classification</i>	
<i>Rating Classification</i>	<i>IKCS</i>
I	0.186
II	0.133
III & IV	0.100
Footnote to Table D: All abbreviations are as defined in 2312 of the Uniform Building Code.	

<i>TABLE E</i>	
<i>Horizontal Force Factors IS for Parts or Portions of Structures</i>	
<i>Rating Classification</i>	<i>IS</i>
I	1.50
II	1.00
III & IV	0.75
Footnote to Table E: All abbreviations are as defined in 2312 of the Uniform Building Code.	

<i>TABLE F⁽⁷⁾</i>		
<i>Horizontal Force Factor "Cp" for Parts or Portions of Buildings or Other Structures⁽¹⁾</i>		
<i>Part or Portion of Buildings</i>	<i>Direction of Force</i>	<i>Value of Cp</i>
Exterior bearing and non-bearing walls, interior bearing walls and partitions, interior non-bearing walls and partitions over ten (10) feet in height, masonry fences over six (6) feet in height.	Normal to Flat Surface	0.20
Cantilever parapet and other cantilever walls, except retaining walls.	Normal to Flat Surface	1.00
Exterior and interior ornamentations and appendages.	Any Direction	1.00
When connected to or part of a building: towers, tanks, towers and tanks plus contents, racks over eight (8) feet three (3) inches in height plus contents, chimneys, smokestacks, and penthouses.	Any Direction	0.20 ^{(2),(4)}
When connected to or part of a building: Rigid and rigidly mounted equipment and	Any Horizontal Direction	0.20 ⁽³⁾

ATTACHMENT 4

machinery not required for continued operation of essential occupancies.		
Tanks plus effective contents testing on the ground.	Any Direction	0.12
Floors and roofs acting as diaphragms.	In the Plane of the Diaphragm	0.12 ⁽⁶⁾
Prefabricated structural elements, other than walls, with force applied at center of gravity or assembly.	Any Horizontal Direction	0.30
Connections for exterior panels or elements.	Any Direction	2.00

Footnotes to Table F:

- (1) See Subsection 15.04.050 B. for use of C_p .
- (2) When located in the upper portion of any building with a height to minimum width ratio of five (5) to one or greater, the value shall be increased by fifty percent (50%).
- (3) For flexible and flexibly mounted equipment and machinery, the appropriate values for C_p shall be determined with consideration given to both the dynamic properties of the equipment and machinery and to the building or structure in which it is placed.
- (4) The W_p for storage racks shall be the weight of the racks plus contents. The value of C_p for racks over two (2) storage support levels in height shall be 0.16 for the levels below the top two (2) levels.
- (5) The design of the equipment and machinery and their anchorage is an integral part of the design and specification of such equipment and machinery. The structure to which the equipment or machinery is mounted shall be capable of resisting the anchorage forces (see also Subsection 2312(g), Uniform Building Code).
- (6) Floor and roofs acting as diaphragms shall be designed for a minimum force resulting from a C_p of .12 applied to W_p unless a greater force results from the distribution of lateral forces in accordance with Subsection 2312(j), Uniform Building Code.
- (7) All abbreviations are as defined in 2312 of the Uniform Building Code.

TABLE G⁽¹⁾

Allowable Value of Height-Thickness Ratio of Unreinforced Masonry Walls with Minimum Quality Mortar⁽²⁾

<i>Building with Crosswalls as Defined by 15.04.015</i>		<i>All Other Buildings</i>
Walls of One (1) Story Building	16	13
First Story Wall of Multi-Story Buildings	16	15
Walls in Top Story of Multi-Story Buildings	14	9
All Other Walls	16	13

Footnotes to Table G:

- (1) Table G is not applicable to buildings of rating classification I. Walls of buildings within rating classification I shall be analyzed in accordance with Subsection 15.04.050 F.

ATTACHMENT 4

(2) Minimum quality mortar shall be determined by laboratory testing in accordance with section 15.04.055 E.

TABLE H	
<i>Values for Existing Materials</i>	
<i>New Materials or Configuration of Materials⁽¹⁾</i>	<i>Allowable Values</i>
A. Horizontal Diaphragms	
1. Roofs with straight sheathing and roofing applied directly to the sheathing.	100 lbs. per foot for seismic shear.
2. Roofs with diagonal sheathing and roofing applied directly to the sheathing.	400 lbs. per foot for seismic shear.
3. Floors with straight tongue and groove sheathing.	150 lbs. per foot for seismic shear.
4. Floors with straight sheathing and finished wood flooring.	300 lbs. per foot for seismic shear.
5. Floors with diagonal sheathing and finished wood flooring.	450 lbs. per foot for seismic shear.
6. Floors or roofs with straight sheathing and plaster applied to the joist or rafters. ⁽²⁾	Add 50 lbs. per foot to the allowable values for items No. 1a and 1c.
B. Shear Walls Wood stud walls with lath and plaster.	100 lbs. per foot each side for seismic shear.
C. Plain Concrete Footings	f _N = 1500 psi unless otherwise shown by tests.
D. Douglas Fir Wood	Allowable stress same as No. 1 D.F. ⁽³⁾
E. Reinforcing Steel	f _t = 18,000 lbs. per square inch maximum. ⁽³⁾
F. Structural Steel	f _b = 20,000 lbs. per square inch maximum. ⁽³⁾
Footnotes to Table H:	
(1) Material must be sound and in good condition.	
(2) The wood lath and plaster must be reattached to existing joists or rafters in a manner approved by the Building Official.	
(3) Stresses given may be increased for combinations of loads as specified in section 15.04.050 G.2.	

TABLE I	
<i>Allowable Values of New Materials Used in Conjunction with Existing Construction</i>	
<i>New Materials or Configuration of Materials</i>	<i>Allowable Values</i>
A. Horizontal Diaphragms Plywood sheathing applied directly over existing	Same as specified in Table No. 25-J

ATTACHMENT 4

straight sheathing with ends of plywood sheets bearing on joist or rafters and edges of plywood located on center of individual sheathing boards.	of the Uniform Building Code diaphragms.
B. Shear Walls	
1. Plywood sheathing applied directly over existing wood studs. No value shall be given to plywood applied over existing plaster or wood sheathing.	1. Same as values specified in Table No. 25-K of the Uniform Building Code for shear walls.
2. Dry wall or plaster applied directly over existing wood studs.	2. 75% of the values specified in Table No. 47-I of the Uniform Building Code.
3. Dry wall or plaster applied to plywood sheathing over existing wood studs.	3. 33-% of the values specified in Table No. 47-I of the Uniform Building Code.
C. Shear Bolts Shear bolts and shear dowels embedded a minimum of three (3) inches into unreinforced masonry walls. Bolt centered in a one (1) and one-half () inch diameter hole with dry-pack or non-shrink grout around circumference of bolt or dowel. ⁽¹⁾	100% of the values for solid masonry specified in Table 24-G of the Uniform Building Code. No values larger than those given for inch bolts shall be used.
D. Tension Bolts Tension bolts and tension dowels extending entirely through unreinforced masonry walls secured with bearing plates on far side of wall with at least thirty (30) square inches of area. ⁽²⁾	1200 lbs. per bolt or dowel.
E. Wall Anchors (241(b)1) Bolts extending to the exterior face of the wall with a two (2) and one-half () inch round plate under the head. Installed as specified for shear bolts. Spaced no closer than twelve (12) inches on centers. ^{(1),(2)}	600 lbs. per bolt.
F. Bolts or dowels extending to the exterior face of the wall with a two (2) and one-half () inch round plate under the head and drill at an angle of twenty-two (22) and one-half () degrees to the horizontal. Installed as specified for shear bolts. ^{(1),(2)}	1200 lbs. per bolt or dowel.
G. Infilled Walls Reinforced masonry infilled openings in existing unreinforced masonry walls with keys or dowels to match reinforcing.	Same as values specified for unreinforced masonry walls.
H. Reinforced Masonry Masonry piers and walls reinforced per 2418, Uniform Building Code.	Same as values specified in Table No. 24-B of the Uniform Building Code.
I. Reinforced Concrete Concrete footings, walls and piers reinforced as specified in Chapter 26, Uniform Building Code, and designed for tributary loads.	Same as values specified in Chapter 26 of the Uniform Building Code.
	Calculated existing foundation loads

ATTACHMENT 4

J. Existing Foundation Loads Foundation loads for structures exhibiting no evidence of settlement.	due to maximum dead load plus live load may be increased 25% for dead load, and may be increased 50% for dead load plus seismic load required by the Uniform Building Code.
Footnotes to Table I: (1) Bolts and dowels to be tested as specified in 15.04.055 F. (2) Bolts and dowels to be one-half () inch minimum in diameter.	

TABLE J		
<i>Allowable Shear Stress for Tested Unreinforced Masonry Walls</i>		
<i>Eighty percent (80%) of test results in psi not less than:</i>	<i>Average test results of cores in psi:</i>	<i>Seismic in-plan shear based on gross area:⁽¹⁾</i>
30 plus axial stress	20	3 psi
40 plus axial stress	27	4 psi
50 plus axial stress	33	5 psi
100 plus axial stress or more	67 or more	10 psi max
Footnote to Table J: (1) Allowable shear stress may be increased by addition of ten percent (10%) of the axial stress due to the weight of the wall directly above.		

('65 Code, § 9-245) (Ord. No. 87-006 § 1)