

ORDINANCE NO 1200

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING SPECIFIED CHAPTERS OF TITLE 15 OF THE PICO RIVERA MUNICIPAL CODE ADOPTING BY REFERENCE PARTS 1 THROUGH 12 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE

WHEREAS, the City Council of the City of Pico Rivera hereby finds that the public health, safety, and welfare will be best protected and served by the adoption of various building and construction industry codes that are established and maintained by the State Building Standards Commission, and

WHEREAS, Section 19758 of the Health and Safety Code mandates that the City of Pico Rivera adopt ordinances and regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to the Health and Safety Code Section 17922; and

WHEREAS, Section 17958 5 of the Health and Safety Code permits the City to make changes or modifications as are reasonably necessary because of local conditions; and

WHEREAS, Section 17958 5 requires that the City make findings that such changes and modifications are needed due to climatic, geologic, or topographic conditions; and

WHEREAS, Section 18938 et seq of the California Health and Safety Code specifies that the California Building Standards Code applies to all occupancies throughout the State, and

WHEREAS, Section 50022 1 et seq of the California Government Code provides local agencies may enact ordinances which adopt codes by reference, in whole or part.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pico Rivera as follows:

SECTION 1. The Table of Contents of Title 15 of the Pico Rivera Municipal Code is hereby amended to read as follows:

**TITLE 15
BUILDINGS AND CONSTRUCTION**

Chapters

- 15.04 Technical Building Codes**
- 15.08 Building Code**
- 15.10 Residential Code**
- 15.12 Housing Code**

- 15.16 Abatement of Dangerous Building Code**
- 15.24 Mechanical Code**
- 15.28 Electrical Code**
- 15.32 Plumbing Code**
- 15.34 Green Building Standards Code**
- 15.35 Energy Code**
- 15.37 Historical Building Code**
- 15.38 Existing Building Code**
- 15.40 Undergrounding of Utilities**
- 15.42 Referenced Standards Code**
- 15.44 Fire Code**
- 15.46 Wildland-Urban Interface Code**
- 15.48 Standard Specifications for Public Works Construction**
- 15.50 Floodplain Management**
- 15.52 Small Residential Rooftop Solar Energy Systems**
- 15.54 Electric Vehicle Charging Stations and Hydrogen Fueling Stations**
- 15.60 Property Maintenance Code**

SECTION 2. Chapter 15 04 of Title 15 of the Pico Rivera Municipal Code is hereby repealed in its entirety, and a new Chapter 15 04 of Title 15 is hereby added in place thereof to read as follows.

Chapter 15.04 Technical Building Codes

- 15 04 010 Adoption of specific codes—Copies on file.
- 15 04 020 Definition of terms.
- 15 04 030 Resolution of conflicts in application

15.04.010 Adoption of Specific Codes—Copies on file.

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

- 1 California Administrative Code, 2025 Edition;**
- 2 California Building Code, 2025 Edition, including Volumes 1 and 2, and Appendices I, P, Q based on the 2024 International Building Code as published by the International Code Council;**
- 3 California Residential Code, 2025 Edition, including Appendices BB, BF, CI, CJ based on the 2024 International Residential Code as published by the International Code Council,**
- 4 California Green Building Standards Code, 2025 Edition,**
- 5 California Plumbing Code, 2025 Edition, including Appendices A, B, D, G, I, M, R based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials,**

- 6 **California Mechanical Code, 2025 Edition**, including Appendices B, C, D, F, G based on the 2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials;
- 7 **California Electrical Code, 2025 Edition**, including Annexes A, C, I based on the 2023 National Electrical Code as published by the National Fire Protection Association;
- 8 **California Historical Building Code, 2025 Edition**, as published and adopted by the California Building Standards Commission;
- 9 **California Existing Building Code, 2025 Edition**, including Appendices A-1, A-2, A-3, A-4 based on the 2024 International Existing Building Code as published by the International Code Council;
- 10 **California Energy Code, 2025 Edition**, as published and adopted by the California Building Standards Commission,
- 11 **California Referenced Standards Code, 2025 Edition**, as published and adopted by the California Building Standards Commission;
12. **Uniform Code For The Abatement of Dangerous Buildings, 1997 Edition,,**
- 13 **Uniform Housing Code, 1997 Edition;**
- 14 **Los Angeles County Fire Code (Title 32 of the Los Angeles County Code)**, amending the 2025 California Fire Code as published and adopted by the California Building Standards Commission
- 15 **California Wildland Urban Interface Code, 2025 Edition**, based on the 2024 International Wildland Urban Interface Code, as published and adopted by International Code Council;
- 16 **International Property Maintenance Code, 2024 Edition**, as published by the International Code Council.

B. In accordance with, Health and Safety Code Section 18942(d), one copy of an up-to-date version of said codes will remain on file for use and examination by the public in the office of the Building Official

15.04.020 Definition of terms.

Whenever any of the following names or terms are used in this Title or in any of the codes adopted by reference in this Title, unless the context directs otherwise, such names or terms shall be deemed and construed to have the meaning ascribed to it in this section, as follows.

- A. "Building Division" means the Community and Economic Development Department, Building Division of the City of Pico Rivera,
- B "Building Official" means the Person serving in the position of Building Official within the Community and Economic Development Department of the City of Pico Rivera or his or her designee,
- C "Health Office" means the Los Angeles County Department of Health Services.

15.04.030 Resolution of conflicts in application.

In the event of any conflict or ambiguity between any provision contained in the California Codes and any amendment thereto or addition thereto contained in this title, the amendment or addition thereto shall control

SECTION 3. Chapter 15 08 of Title 15 of the Pico Rivera Municipal Code is hereby repealed in its entirety, and a new Chapter 15 08 of Title 15 is hereby added in place thereof to read as follows

Chapter 15.08 Building Code

- 15 08 010 Documents—Adopted by reference.
- 15 08 020 Chapter 1—General code provisions.
- 15 08 030 Section 312.1 amended—Swimming pools.
- 15 08 040 Sections 311 4 and 312 4 added—Garage surfaces.
- 15 08 050 Section 312.5 added—Barbed wire and other fences.
- 15 08 060 Sections 403 4.8 3 and 403 4 8 4 amended—Smokeproof enclosures.
- 15 08 070 Section 502.1 amended—Address identification
- 15 08 080 RESERVED
- 15 08.090 RESERVED
- 15 08 100 Section 718.3 amended—Draftstopping in floors.
- 15 08 110 Section 718 4 amended—Draftstopping in attics.
- 15 08 120 Table 1505 1 amended—Roof coverings.
- 15 08 130 Section 1505 1.2 amended—Roof coverings.
- 15 08 140 Section 1613 5.3 amended—Building seismic separation
- 15 08 150 Section 3109 1 1 amended—Public bodies of water exemption.
- 15 08 160 Section 3109 4 1 10 added—Prohibited activity
- 15 08 170 Section 202 amended—Private pool definition
- 15 08 180 RESERVED
- 15 08 190 Section 3109 1.2 added—Pool lighting restriction.
- 15 08.200 Chapter 36 added—Construction and maintenance of parking areas.
- 15 08.210 Chapter 37 added—Relocation of buildings.
- 15 08.220 Chapter 38 added—Grading and excavation
- 15 08.230 Appendix I, Section 1101 1 amended—Patio enclosures.

15.08.010 Documents—Adopted by reference.

A. The city council of the city of Pico Rivera hereby adopts the 2025 Edition of the California Building Code including Appendices I, P, Q based on the 2024 Edition of the International Building Code, as published by the International Code Council, as Chapter 15 08 of Title 15 of this code, except such portions as are deleted, modified, or amended as set forth in this chapter Said code is adopted and incorporated as if fully set forth herein

B The purpose of these codes is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion,

demolition, occupancy, Accessibility, equipment, use, height, area and maintenance of all buildings and structures.

State law references: Authority to regulate construction, Government Code Section 38660; California Building Standards Law, Government Code Section 18901 et seq

15.08.020 Chapter 1—General code provisions.

Chapter 1, Division II of the 2025 California Building Code is hereby deleted and a new Chapter 1, Administration is added to read as follows:

Section 101 General

Section 102 Applicability

Section 103 Building division

Section 104 Duties and powers of building official

Section 105 Permits

Section 106 Construction documents

Section 107 Temporary structures and uses

Section 108 Permit fees

Section 109 Inspections

Section 110 Certificate of occupancy

Section 111 Service utilities

Section 112 Board of appeals

Section 113 Violations and penalties

Section 114 Stop work order

Section 115 Unsafe structures and equipment

Section 116 Construction toilets

Section 117 Safety assessment placards

SECTION 101 GENERAL

101.1 Title. These regulations shall be known as the California Building Code of the State of California, hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the

built environment and to provide safety to firefighters and emergency responders during emergency operations.

101.4 Referenced codes. The other codes listed in Sections 101 4 1 through 101 4 7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical. The provisions of the California Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto

101.4.2 Gas. The provisions of the California Plumbing Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the California Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and for appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.4 Plumbing. The provisions of the California Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system The provisions of the California Plumbing Code shall apply to private sewage disposal systems.

101.4.5 Property maintenance. The provisions of the Uniform Housing Code and the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities, light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants, and occupancy of existing premises and structures.

101.4.6 Fire prevention. The provisions of the California Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises, and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation

101.4.7 Energy. The provisions of the California Energy Code, Title 24, Part 6 shall apply to all matters governing the design and construction of buildings for energy efficiency

SECTION 102 APPLICABILITY

102.1 General Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the California Building Code, Uniform Housing Code or the California Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

SECTION 103 BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the building official or a duly authorized representative.

103.2 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in

compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.2 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code

104.3 Notices and orders. The building official shall issue all necessary notices or orders to ensure compliance with this code

104.4 Inspections. The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority

104.5 Identification. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry. The building official shall obtain an inspection warrant and may be accompanied by a sheriff

104.7 Department records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability. The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or

employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code

104.9 Approved materials and equipment. Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted Used equipment and devices shall not be reused unless approved by the building official

104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety

104.11.1 Evaluation reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid evaluation reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency Reports of such tests shall be retained by the building official for the period required for retention of public records.

SECTION 105 PERMITS

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Exception Electrical maintenance permits may be obtained on an annual basis subject to compliance with the following

1 Any person, firm or corporation regularly employing one or more qualified maintenance electricians and possessing a valid annual electrical maintenance permit for the installation, alteration and maintenance of electrical equipment in or on buildings or premises owned or occupied by the permittee, may make application and obtain an annual maintenance permit. The application for this permit shall be made in writing to the Building Official and shall contain a description of the premises on which the work is to be done under the permit. Work authorized by an electrical maintenance permit shall be limited to installations, alterations, extensions and maintenance in or on existing buildings.

2 Within not more than fifteen (15) days following the end of each calendar month, the person, firm or corporation to which an annual permit is issued shall transmit to the Building Official a monthly report of all electrical work which was done for the preceding month and shall obtain a permit for all such work and pay the fees in accordance with the fee schedule adopted by the City Council resolution except the charge for issuance of the permit.

3 The person, firm or corporation to whom an annual maintenance permit is issued shall keep a record of all electrical equipment installed under said permit and the Building Official shall have access to such records.

4 A permit granted to one person, firm or corporation shall not authorize any other person, firm or corporation, except an employee of the permittee, to do any electric wiring

5 A fee shall be paid to the Building Official in accordance with the fee schedule adopted by City Council resolution, for each annual maintenance electrical permit at the time such permit is issued. Fees for all the work installed under such permit shall be paid at the time of submitting the monthly report.

Every person applying for qualification as maintenance electrician shall pay the Building Official in accordance with the fee schedule adopted by City Council resolution, for examination and qualification, and successfully pass an examination by the Building Official, relative to electrical work. In lieu of examination, possession of a State Electrical Contractor's License or proof of qualification by another governmental jurisdiction acceptable to the Building Official may be considered as meeting the requirements of this Section. Waiver of examination shall not be considered a waiver of any fee required by this Section. Each annual maintenance electrician permit shall

expire on December 31st of each year and shall be renewed within thirty (30) days thereafter upon payment of an annual renewal fee in accordance with the fee schedule adopted by City Council resolution

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction Unless otherwise exempted by this Code, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

Building Permits shall not be required for the following

Building

- 1 One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (complying with zoning consistency review and fee)
2. Wooden or chain link fences not over seven (7) feet (2134 mm) high and masonry garden walls less than 3 feet high (Planning approval is required)
- 3 Oil derricks.
- 4 Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III A liquids.
- 5 Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter does not exceed 2.1
- 6 Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and not part of an accessible route.
- 7 Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 8 Temporary motion picture, television and theater stage sets and scenery (Other Dept. approvals are required, including a temporary use permit.)
- 9 Prefabricated swimming pool accessory to a Group R-3 occupancy that are less than 18 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground
- 10 Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- 11 Treehouses, swings and other playground equipment accessory to detached one- and two-family dwellings.
- 12 Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies. Projections of such awnings shall meet zoning and fire regulations of the City of Pico Rivera.

13 Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical

- 1 Repairs and maintenance Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations. The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
- 3 Temporary testing systems. A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
- 4 Low Voltage Systems: Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy

Gas:

- 1 Portable heating appliance
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe

Mechanical

- 1 Portable heating appliance
- 2 Portable ventilation equipment.
- 3 Portable cooling unit.
- 4 Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- 5 Replacement of any part that does not alter its approval or make it unsafe.
- 6 Portable evaporative cooler

Plumbing

- 1 The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code
- 2 The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official

105.2.2 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall

- 1 Identify and describe the work to be covered by the permit for which application is made
- 2 Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
- 3 Indicate the use and occupancy for which the proposed work is intended
- 4 Be accompanied by construction documents and other information as required in Section 106
- 5 State the valuation of the proposed work.
- 6 Be signed by the applicant, or the applicant's authorized agent.
- 7 Give such other data and information as required by the building official

105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor

No building permit or other similar applicable permit bearing on property development or use including additions, modifications, revisions or parking lots shall be issued unless and until the Community and Economic Development Director, Zoning Administrator or their designated representatives have reviewed and found same to be in compliance with all applicable Code provisions and/or entitlements.

If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, and the approval as to compliance with all applicable Code provisions and/or entitlements has been secured

from the Community and Economic Development Director and the Zoning Administrator or their designated representative, the building official shall issue a permit therefor as soon as practicable.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued, except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

105.5 Expiration. Whenever the Building Official determines by inspection that work on any building or structure for which a permit has been issued and the work started thereon has been suspended for a period of 12 months or more, the owner of the property upon which such structure is located or other person or agent in control of said property upon receipt of notice in writing from the Building Division to do so shall within ten (10) days from the date of such written notice obtain a new permit to complete the required work and diligently pursue the work to completion or shall remove or demolish the buildings or structure within one hundred twenty (120) days from date of the written notice. Should a new permit wish to be obtained after a permit has expired, full fees would be required.

105.6 Liens to be discharge. No permit shall be issued to any person or corporation under the provisions of this Chapter in respect to any property where the cost of any building repair or abatement has been confirmed by the Board of Appeals and a lien therefor has been recorded unless and until the amount of said lien with interest, has been paid in full.

105.7 Surrender of permit. If no portion of the work or construction covered by a permit issued by the Building Official under the provisions of this Code has been commenced, the person to whom such permit has been issued may deliver such permit to the Building Official with a request that such permit be canceled. The Building Official shall thereupon stamp or write on the face of such permit the words, "Canceled at the request of the Permittee." Thereupon such permit shall be null and void and of no effect.

105.8 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued

in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.9 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project.

SECTION 106 CONSTRUCTION DOCUMENTS

106.1 Submittal documents. Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

106.1.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

106.1.1.1 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the California Fire Code.

106.1.2 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

106.1.3 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used

106.2 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction, as well as any known easements on the site, and existing distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations, and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted

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

106.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

For projects reviewed using the City's electronic plan review system, upon approval of the construction documents by the City of Pico Rivera, the applicant shall provide a complete printed hard-copy set of plans of the approved plans as the official set of construction documents. The official set shall not be modified and shall be a minimum of 24-inches by 36-inches in size.

106.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 12 months after the effective date of this code and has not been abandoned

106.3.3 Phased approval The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the

building operation and without assurance that a permit for the entire structure will be granted

106.3.4 Design professional in responsible charge

106.3.4.1 General. When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building

Where structural observation is required by Chapter 17 of the California Building Code, the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in Chapter 17).

106.3.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period

Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official

106.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

106.5 Number of construction documents. One set of approved construction documents shall be retained by the building official for a period of not less than 180

days from date of completion of the permitted work, or as required by state or local laws.

SECTION 107 TEMPORARY STRUCTURES AND USES

107.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause

107.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare

107.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the California Electrical Code

107.4 Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued

SECTION 108 PERMIT FEES

108.1 General. A fee for each required permit shall be assessed in accordance with the fee schedule adopted by City Council resolution

108.2. Plan review fees and expiration. When the valuation of the proposed construction exceeds \$1,000 00 and a plan is ready to be submitted by Subsection 105 3, a plan-checking fee, in an amount set by City Council resolution shall be paid to the City at the time of submitting plans and specifications for checking. When submittal documents are incomplete or changes so as to require additional plan review or when the project involves deferred submittal items, an additional fee shall be assessed in accordance with the fee schedule adopted by City Council resolution

108.3. Work without permits—Investigation fee. An investigation fee in addition to the permit fee shall be collected whether or not a permit is then or subsequently issued. This fee shall be assessed in accordance with the fee schedule adopted by City Council resolution. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code nor from any penalties prescribed by law

For the purpose of this Section a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for

reconnection and retest of existing plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heater, etc., involved

When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to any appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer

When a permit has been obtained to connect to existing buildings or existing work to the public sewer or to connect to a new private disposal facility, backfilling or private sewage disposal facilities abandoned consequent to such connection is included in the building sewer permit.

108.4. Refunds. Refunds shall be paid in accordance with the refund schedule adopted by City Council resolution

108.5. Certificate of occupancy fee. A fee for each Certificate of Occupancy or Temporary Certificate of Occupancy shall be assessed in accordance with the fee schedule adopted by City Council Resolution.

SECTION 109 INSPECTIONS

109.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection

109.2 Preliminary inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed

109.3 Required inspections. The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10

109.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job

109.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor

109.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 shall be submitted to the building official.

109.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved

109.3.4.1 Moisture Content Verification

Moisture content of framing members shall be verified in accordance with the California Green Building Standards Code (CALGreen), Chapter 4, Division 4 5

109.3.4.2 Types IV-A, IV-B and IV-C Connection Protection Inspection

In buildings of Types IV-A, IV-B and IV-C construction, where connection fire-resistance ratings are provided by wood cover calculated to meet the requirements of Section 2304 10 1, inspection of the wood cover shall be made after the cover is installed, but before any other coverings or finishes are installed

109.3.4.3 Weather-Exposed Balcony and Walking Surface Waterproofing

Where balconies or other elevated walking surfaces have weather-exposed surfaces, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved

Exception Where special inspections are provided in accordance with Section 1705 1 1, Item 3

109.3.5 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished

Exception Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly

109.3.6 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved

109.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with the California Energy Code and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency

109.3.8 Other inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety

109.3.9 Special inspections. For special inspections, see Chapter 17 of the California Building Code.

109.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed

109.4 Inspection agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability

109.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code

109.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official

SECTION 110 CERTIFICATE OF OCCUPANCY

110.1 Use and occupancy No building or structure shall be used or occupied and no change in the existing occupancy classification or change of business ownership or ownership of a building or structure or portion thereof shall be made or until the building official has inspected and issued a certificate of occupancy therefor as provided herein

Exception No. 1 Group R, Division 3 and Group U Occupancies.

Exception No. 2: Commercial Office Space sublet within an existing office space, approved by a Certificate of Occupancy is exempt from building inspection

Issuance of a certificate of occupancy shall not be construed as an approval or a violation of the provisions of this code or of other ordinances of the jurisdiction.

Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid

110.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the city, and all work has been completed if a permit was issued, the building official shall issue a certificate of occupancy that contains the following

- 1 The building permit number
- 2 The address of the structure
- 3 The name and address of the owner
- 4 A description of that portion of the structure for which the certificate is issued
- 5 A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified
- 6 The name of the building official
- 7 The edition of the code under which the permit was issued
- 8 The use and occupancy, in accordance with the provisions of Chapter 3
- 9 The type of construction as defined in Chapter 6
- 10 The design occupant load
- 11 If an automatic sprinkler system is provided, whether the sprinkler system is required
- 12 Any special stipulations and conditions of the building permit.

110.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid

In the event the building is not completed and ready for final inspection in the time prescribed by the Building Official, the building shall be vacated and the utilities disconnected until such time as the building is completed and final inspection is made and a Certificate of Occupancy is issued

110.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code

SECTION 111 SERVICE UTILITIES

111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official

There shall be no clearance for connection of gas or electrical utilities until final building, electrical, plumbing and mechanical inspections have been made and approval has been first obtained from the Building Official, except as provided for in Subsection 110 3 for a temporary Certificate of Occupancy

111.2 Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power

111.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter

SECTION 112 BOARD OF APPEALS

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed The board shall have no authority to waive requirements of this code.

112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction

112.4 Applications, fees and findings. Any person appealing the decision of the Building Official shall file with the Building Official a written application accompanied by a filing fee in accordance with the fee schedule adopted by City Council Resolution at any time not more than 20 days after the decision of the Building Official

The application shall set forth and include any information as the Building Official may require.

Upon the filing of a verified application, the Building Official shall transmit said application forthwith to the Board of Appeals, and such board shall investigate, examine, review, hear testimony, from and on behalf of the applicant, and shall render

their findings and decisions on the matter in writing to the applicant with a duplicate copy to the Building Official within 20 days after the conclusion of its proceedings, the Building Official shall make all findings and decisions freely accessible to the public.

SECTION 113 VIOLATIONS AND PENALTIES

It shall be unlawful for any person, firm, corporation or any other legal entity to erect, construct, enlarge, alter, repair, move, improve, remove, relocate, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code

A violation of any provision of this code, or of any permit, approved plans and specifications, or any amendment thereto, is a misdemeanor and is punishable by a fine of not to exceed \$1,000 00 or by imprisonment not to exceed six (6) months, or by both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the code occurs or continues, constitutes a new and additional separate offense

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be permit for, or an approval of any violation of any of the provisions of this Code. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except insofar as the work or use which it authorizes is lawful Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law

SECTION 114 STOP WORK ORDER

114.1 Authority. Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order

114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

114.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law

SECTION 115 UNSAFE STRUCTURES AND EQUIPMENT

115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

115.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

115.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

115.4 Method of service. Such notice shall be deemed properly served if a copy thereof is: (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested, or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

115.5 Restoration. The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of the California Existing Building Code.

SECTION 116 CONSTRUCTION TOILETS

116.1 Temporary construction toilets. No person shall commence or proceed with the erection, construction, alteration, repair, raising, adding to, removal or demolition of any building or structure, unless adequate, suitable, sanitary toilet facilities under the control of such person are provided for the use of any person employed or working upon such building or structure. Such toilet facilities shall be located upon or within a reasonable distance of the lot, premises or site upon which such work is being done. In no case shall the line of travel to any toilet facility exceed three hundred feet (300').

116.2 Toilet standards. Every toilet shall be of the water flush type and connected to a public sewer. All toilet structures shall be completely enclosed on four sides and the top and the door shall be self-closing, the toilet floor shall be smooth, and screened ventilation shall be provided in toilet compartment. In lieu of flush water closets, approved chemical toilets may be provided

SECTION 117 SAFETY ASSESSMENT PLACARDS

Sections.

117.1 Intent.

117.2 Application of provisions.

117.3 Definitions.

117.4 Placards.

117.1 Intent. This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy. The chapter further authorizes the Building Official and his or her authorized representatives to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment.

117.2 Application of provisions The provisions of this chapter are applicable to all buildings and structures of all occupancies regulated by the City of Pico Rivera. The Building Official may extend the provisions as necessary

117.3 Definitions Safety assessment is a visual, non-destructive examination of a building or structure for the purpose of determining the condition for continued occupancy

117.4 Placards.

(a) The following are verbal descriptions of the official jurisdiction placards to be used to designate the condition for continued occupancy of buildings or structures. Copies of actual placards are attached

(1) **INSPECTED—Lawful Occupancy Permitted** is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended 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 note in general terms the type of damage encountered and will 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. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Building Official, or his or her authorized representative. Safety assessment teams shall

be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered.

(b) This ordinance number, the name of the jurisdiction, its address, and phone number shall be permanently affixed to each placard.

(c) 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 Building Official. It shall be unlawful for any person, firm or corporation to alter, remove, cover or deface a placard unless authorized pursuant to this section.

15.08.030 Section 312.1—Swimming pools.

Section 312.1 of the California Building Code is amended to add "swimming pools" to the list of Group U occupancies such that the section reads as follows:

312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following.

Agricultural buildings

Aircraft hangars, accessory to a one- or two-family residence (see Section 412.4 of the California Building Code)

Barns

Carports

Communication equipment structures with a gross floor area of less than 1,500 square feet (139 m²)

Fences more than 7 feet (2134 mm) high

Grain silos, accessory to a residential occupancy

Livestock shelters

Private garages

Retaining walls

Sheds

Stables

Tanks

Towers

Swimming pools

15.08.040 Sections 311.4 and 312.4—Garage surfaces.

Section 311.4 is added to read as follows.

In areas where motor vehicles are stored or operated, floor surfaces shall be paved with Portland cement concrete with a minimum compressive strength of 2000 psi or approved equal.

Section 312 4 is added to read as follows:

In areas where motor vehicles are stored or operated, floor surfaces shall be paved with Portland cement concrete with a minimum compressive strength of 2000 psi or approved equal

15.08.050 Section 312.5—Barbed wire and other fences.

Section 312 5 is added to read as follows:

312 5 Barbed wire or other sharp, pointed fences or electrically charged conductive fences shall meet the requirements of the California Civil Code Section 835 and the City of Pico Rivera zoning code, and shall be maintained in safe order

Exception The Building Official may permit properties with rear or side property lines abutting a utility right-of-way to install barbed wire with valid justification

15.08.060 Sections 403.4.8.3 and 403.4.8.4—Smokeproof enclosures.

Sections 403 4 8.3 and 403 4 8 4 of the California Building Code are modified by moving No 1, Ventilation and automatic fire detection equipment for smokeproof enclosures, from Section 403 4 8 3 Standby Power Loads and placing it in Section 403 4 8.4 Emergency Power Loads. The revised sections are to read as follows.

403.4.8.3 Standby power loads The following are classified as standby power loads:

- 1 Elevators,
- 2 Where elevators are provided in high-rise buildings for accessible means of egress, fire service access or occupant self-evacuation, the standby power system shall also comply with Sections 1009 4, 3007 or 3008, as applicable

403.4.8.4 Emergency power loads The following are classified as emergency power loads.

- 1 Exit signs and means of egress illumination required by Chapter 10;
- 2 Elevator car lighting,
- 3 Emergency voice/alarm communications systems,
- 4 Automatic fire detection systems,
- 5 Fire alarm systems,
- 6 Electrically powered fire pumps;
- 7 Power and lighting for the fire command center required by Section 403 4 6, and
- 8 Ventilation and automatic fire detection equipment for smokeproof enclosures.

15.08.070 Section 502.1—Address identification.

Section 502 1 of the California Building Code is amended to read as follows

502.1 Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke of 0.5 inch (12.7 mm) for single family residential structures; 6 inches (152.4 mm) high for multi-family structures, and 12 inches (304.8 mm) high for commercial structures, suite identifiers shall be a minimum of 5 inches (127 mm) high and above suite doors or as approved by the local AHJ. Where access is by means of a private road and the building cannot be viewed from a public way, a monument, pole or other acceptable sign or means shall be used to identify the structure.

All commercial buildings shall maintain an address painted on the roof in contrasting colors that measures 3 feet tall with 9-inch (228.6 mm) minimum strokes. The address numbers shall be underlined in order to clarify the correct reading of the address from the air.

15.08.080 RESERVED

15.08.090 RESERVED

15.08.100 Section 718.3.— Draftstops in floors.

Section 718.3 of the California Building Code is amended by deletion of the Exception, and adding a new exception to read as follows.

Exception Where an automatic sprinkler system in accordance with Section 903.3.1.1 is installed, the area between draft stops may be 3,000 square feet (279 m²) and the greatest horizontal dimension may be 100 feet (30,480 mm).

15.08.110 Section 718.4 amended— Draftstops in attics.

Section 718.4 of the California Building Code is amended by deletion of the Exception, and adding a new exception to read as follows.

Exception. Where an automatic sprinkler system in accordance with Section 903.3.1.1 is installed, the area between draft stops may be 9,000 square feet (836 m²) and the greatest horizontal dimension may be 100 feet (30,480 mm).

15.08.120 Table 1505.1 amended—Roof coverings.

Table 1505 1 is hereby amended, by the deletion of Table 1505 1 and the addition of a new Table 1505 1 thereto, to read as follows.

**TABLE 1505.1
MINIMUM ROOF COVERING
CLASSIFICATIONS
TYPES OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A*	A*

* Unless approved by the building official where Class B roofing is allowed

15.08.130 Section 1505.1.2 amended—Roof coverings.

Section 1505 1.2 is hereby amended, by the deletion of the entire section and the addition of a new section thereto, to read as follows:

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

15.08.140 Section 1613.8.1—Building seismic separation.

Section 1613 8 1 is hereby added to read as follows:

1613.8.1 Structural Separation. Modify ASCE 7 Section 12.12.3 Equation 12.12-1 as follows.

$$\delta_{SS} = \sqrt{(\delta_{DE1})^2 + (\delta_{DE2})^2} \tag{12.12-2}$$

Where δ_{DE1} and δ_{DE2} are the Design Earthquake Displacements of the adjacent structures at their adjacent edges. Where a structure adjoins a property line not common to a public way, the structure shall be set back from the property line by at least the displacement δ_{DE} of that structure

15.08.150 Section 3109.1 amended—Public bodies of water exemption.

Section 3109 1 is amended by adding an exception to read as follows.

Exception Exemption of public bodies of water Where bodies of water are located on public land within the City of Pico Rivera, this section need not be complied with where it has been determined by the Building Official that dispensing with any or all of the provisions of this section will adequately protect the public health, safety and welfare. This section shall not apply to public bodies of water located on land owned, possessed or under control of the State, County, Municipal or other governmental entities or their lessees or assigns.

15.08.160 Section 3901.1.1 added—Prohibited activity.

Section 3901 1 1 is added to read as follows:

3109.4.1.10 Prohibited activity adjacent to pools regulated by this section Every person in possession of land within the City of Pico Rivera, either as owner, purchaser under contract, or otherwise, fee holder, lessee, tenant, or licensee, adjacent to land coming within the definition of this section upon which there is located a swimming pool, shall not alter, change or increase the level of the underlying ground in possession of said person and adjacent to any fence or structure required under this section so as to place the possessor of said land upon which exists a swimming pool, in violation of this section, without a permit to do so from the Building Official Said permit shall be subject to provisions of this section

15.08.170 Section 202 amended—Private pool definition.

Section 202 is amended by deletion of the definition of private pool and adding a new definition as follows:

PRIVATE POOL is any constructed pool or spa, permanent or portable, and over 18 inches deep, which is intended for noncommercial use as a swimming pool by not more than three owner families and their guests.

15.08.180 RESERVED

15.08.190 Section 3109.1.2 added—Pool lighting restriction.

Section 3109 1.2 is added to read as follows.

3109.1.2 Lights. Any lights used to illuminate a swimming pool shall be so arranged and shaded as to reflect light away from any adjoining premises.

15.08.200 Chapter 36 added—Construction and maintenance of parking areas.

Add new Chapter 36 to read as follows.

CHAPTER 36

**CONSTRUCTION AND
MAINTENANCE OF PARKING AREAS**

Section 3600

3601 General The provisions of this Chapter shall apply to the construction and maintenance of all parking areas used or intended to be used for parking of vehicles whether required by Ordinance or not, and including driveways and access to such parking areas.

3602. Definitions For the purposes of this Chapter, the following definitions apply unless a different meaning is expressly provided elsewhere in this Chapter

3602.1 Bus is any self-propelled vehicle other than a motor truck or truck tractor, designed for carrying more than nine persons, including the driver, and used or maintained for the transportation of passengers.

3602.2. Motor truck is a self-propelled vehicle designed or maintained primarily for the transportation of property

3602.3 Parking area is an area or space designed, used or intended to be used for the storage, parking, maintenance, service, driving, repair, display or operation of vehicles and includes areas used or intended to be used for driveway or access to such parking areas from the public right-of-way to such area, but does not include public roads, streets, highways and alleys. Parking area, as herein defined, includes within its definition those areas defined in Section 18 44 of Title 18 of the Pico Rivera Municipal Code pertaining to automobile storage areas and off-street parking spaces as well as the driveway thereof

3602.4 Passenger vehicle is any self-propelled vehicle other than a motor truck or truck tractor, designed for carrying no more than nine persons including the driver, and used or maintained for the transportation of persons and shall include motor trucks with a gross vehicle rating less than 6,000 pounds.

3602.5 Truck tractor is a self propelled vehicle designed, used or maintained primarily for drawing other vehicles and not so constructed as to carry a load other than a part of the weight of the vehicle and loads so drawn.

3602.6 Vehicle is a device by which any person or property may be propelled, moved or drawn upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

3603. Scope No areas shall be used for the storage, parking, maintenance, service, driving, repair, display or operation of vehicles unless constructed and maintained in accordance with the terms and provisions of this chapter

Exception. (1) That portion of any land coming within the definitions of parking area in use for such purposes on the effective date of the ordinance enacting this Chapter and which is paved and is being maintained in a safe manner so as not to become a nuisance, may continue in use without meeting the provisions of this Chapter, however, any extension, alteration or reconstruction of such areas in whole or in part shall be subject to the terms and provisions of this Chapter

Exception. (2) The Public Works Director may authorize temporary parking areas to be used in connection with special events, new construction, or areas to be used for a limited period of time not exceeding six months where construction of permanent facilities in accordance with the standards of this Chapter would be impractical. The Public Works Director may impose requirements for dust control, temporary paving or such other requirements as may be necessary to accomplish the intent of this Chapter, as conditions pursuant to authorization.

3604. Permit required. No person, firm or corporation shall construct, reconstruct, alter, enlarge or pave any parking area without first obtaining a separate paving permit from the Public Works Director

Exception (1) No paving permit shall be required for any paving work within or under a building for which a valid building permit has been issued

Exception (2) No paving permit shall be required for paving work serving R-3 Occupancies where the areas to be paved do not exceed 1,000 square feet.

3605. Standards Parking areas shall be constructed in accordance with the standards for public works contracts heretofore adopted by the City Council, and except as otherwise specifically provided in this Chapter. In the event any provision of this Chapter should be inconsistent in whole or in part with said public works standards, the provisions of this Chapter shall govern to that extent.

3606. Paving required.

3606.1. General All parking areas shall be surfaced with materials approved by the Public Works Director so as to provide a permanent surface capable of withstanding the type of vehicular traffic to which such area is likely to be subjected

3607. Covered parking areas Parking areas within or under a building shall be paved with Portland cement concrete with a minimum compressive strength of 2,000 psi or approved equal

3608. Open parking areas Parking areas other than those within a building shall be paved as follows,

3608.1 Areas designed or used for display, operation or parking of motor vehicle shall be paved with Portland Cement concrete, asphaltic concrete or other approved permanent type of paving materials.

3608.2. Areas for parking or storage of vehicles other than motor vehicles and areas where hard-surfaced paving would pose a material hazard to prospective users may be surfaced with an approved less permanent type of surfacing, provided, however, that such surface shall be the equivalent of 1/4" pea gravel, not less than 2" in thickness. Base or subgrade slopes for temporary parking areas shall be the equivalent of 1/4" pea gravel, not less than 2" in thickness. Base or subgrade slopes for temporary parking areas shall be maintained at not less than 1% slope.

3609. Plans Plans for parking areas shall be submitted to the Public Works Director for checking. Plans shall show sufficient information to enable the Public Works Director to determine their compliance with this Chapter.

Plans shall be drawn to scale and shall show existing and proposed elevations, materials of construction, details of drainage structures, method of disposal of surface water, drainage provisions for protection and drainage of adjoining properties including any necessary easements, quantities of cut or fill necessary to complete the work and any other information deemed necessary by the Public Works Director.

3610. Fees. Fees for paving permits shall be assessed in accordance with the fee schedule adopted by City Council resolution.

3611. Approvals required

3611.1 No work shall be done on any parking area beyond the point authorized in each successive inspection without first obtaining the approval of the Public Works Director. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required by Subsection (b).

3611.2. The Public Works Director, upon notification from the permit holder or his agent; shall make the following inspections of parking areas and shall approve that portion of the construction as completed, or shall notify the permit holder or his agent wherein the same fails to comply with the law.

3611.2.1 Subgrade Inspection to be made when the site has been cleared and is prepared to receive fill material or aggregate base. When no fill operation is to be done, or the fill is minor in nature, subgrade inspection may be waived by the Public Works Director.

3611.2.2. Base Inspection to be made after base or subgrade has been brought to proper grade and alignment for placing of paving materials and after all required curbing and gutters are in place.

3611.2.3 Final Inspection to be made when parking area is complete.

3612. Testing When there is insufficient evidence of compliance with the provisions of this Chapter or evidence that any material or any construction does not conform to the requirements of this Chapter or in order to substantiate claims for alternate materials or methods of construction, the Public Works Director may require tests as proof of compliance to be made at the expense of the owner of his agency by an approved agency

3613. Thickness. Pavement thickness shall be determined by the type of traffic it is likely to be subject to and the type of soil at the site. Pavement shall have minimum thickness of three inches (3") for passenger vehicle parking areas and a minimum thickness of five inches (5") for motor truck, truck tractor or bus parking areas.

Exceptions. Thickness of asphalt concrete may be reduced to a minimum thickness of two inches (2") for passenger vehicle traffic and three inches (3") for motor truck, truck tractor, or bus traffic provided an approved aggregate base course is constructed under the asphalt pavement. The minimum thickness of such base course shall be four inches (4").

3614. Asphalt concrete pavement. Asphalt concrete pavement shall be of mix Type 1-C 40/50 as set forth in the Standard Specifications for Public Works Construction

3615. Portland cement pavement. Portland Cement concrete used for curbs and gutters and for paving of parking areas outside of buildings shall have a minimum compressive strength of 2,000 psi.

3616. Preparation of surface to be paved.

3616.1 Preparation of surfaces to be paved shall be performed in accordance with the Standard Specifications for Public Works construction aforementioned

3616.2. Soil sterilization shall be used in all areas to be paved with asphalt concrete. Sterilants shall be applied in accordance with manufacturer's recommendations.

3616.3 Prime Coating when asphalt concrete pavement is to be placed without providing a base course an asphalt prime coat consisting of SC-70 liquid asphalt shall be applied at a rate of 0.10 and 0.25 gallons per square yard, in accordance with the aforementioned Standard Specifications for Public Works construction, prior to placing of pavement.

3617. Drainage All paved areas shall be sloped to drain. Finished slopes of areas paved with asphalt concrete shall be not less than one percent (1%). Finish slope of areas paved with Portland Cement concrete shall be not less than one-half percent (1/2%). Where Portland Cement concrete gutters are installed to receive drainage from asphalt concrete paved areas, such gutters shall be not less than three feet (3') in width

3618. Storm water disposal Paved areas shall be designed to carry surface water to the nearest practical street, storm drain, or natural watercourse approved by the Public Works Director. Concentrated flows of water from parking areas shall not flow by gravity over any public property, but shall be collected in an appropriate manner within the property confines and conducted under the sidewalk in a manner satisfactory to the Public Works Director.

3619. Maintenance All parking areas shall be maintained in a safe and sanitary condition and shall be kept in good repair. Any alteration, enlargement, reconstruction, in whole or in part, other than normal maintenance repairs, shall be pursuant to permit and subject to the provisions of this Chapter. The provisions of Section 115 of this code, as amended, shall apply to parking areas and for the purpose "Building" or "Structure" as used therein shall mean "Parking Area."

15.08.210 Chapter 37 added—Relocation of buildings.

Add new Chapter 37 to read as follows.

CHAPTER 37

RELOCATION OF BUILDINGS

Section 3700

3701. Scope No person shall move or relocate any building or structure onto any premises until he first posts a surety bond and secures a building permit as hereinafter provided.

Exception The provisions of this Chapter shall not apply to moving a contractor's tool house, construction building or similar structure which is moved as construction requires, onto any premises.

3702. Waiver of bond or permit. Neither a bond nor a deposit need be posted nor made in any case where the Building Official finds that the only relocation involved is that of moving a building temporarily to the regularly occupied business premises of a house mover or that of moving a building to an adjacent property of the same owner or within the confines of a single parcel and that no such security is necessary in order to assure compliance with the requirements of this Chapter.

The Building Official may waive the requirement of bond or deposit when the owner of the property is a governmental agency.

3703. Application Every application to the Building Official for a relocation building permit shall be in writing upon a form furnished by the Building Official and shall set forth such information as the Building Official may reasonably require in order to carry out the purpose of this Chapter.

3704. Investigation required In order to determine any of the matters presented by the application, the Building Official may require plans, photographs or other substantiating data, and may cause to be made any investigation which he believes is necessary or helpful. After the investigation is completed, if the applicant fails to post the required bond and secure the relocation building permit within sixty (60) days, the application is null and void.

3705. Application fees. In addition to the building permit fee required, the applicant for a relocation building permit shall pay an application and investigation fee, in accordance with the fee schedule adopted by City Council resolution, to the Building Official for inspection of the building as its present location and investigation of the proposed site.

3706. Permit fees. Building permit fees for repairs or alterations to relocated buildings shall be assessed in accordance with the fee schedule adopted by City Council resolution. Valuation for relocated building shall be computed as being not less than seventy-five percent (75%) of the value for new work.

3707. Issuance of permit. If the condition of the building or structure in the judgment of the Building Official admits of practicable and effective repair, he may issue a relocation building permit to the owner of the property where the building or structure is to be relocated, upon conditions as hereinafter provided, otherwise the permit shall be denied.

3708. Condition of permit. The Building Official, in granting any relocation building permit, may impose thereon such terms and conditions as he may deem reasonable and proper. These terms may include, but are not limited to, the period of time required to complete all work; the requirements of changes, alterations, additions or repairs to be made to or upon the building or structure to the end that such building or structure will comply with all requirements of this Code and all other applicable laws and ordinances.

3709. Definitions Approved surety is a surety company which (1) is authorized to do business in the State of California, (2) has fulfilled all legal obligations pertaining to dealings involving the City of Pico Rivera Building Laws upon demand of the Building Official; (3) has been approved by the Building Official as a qualified surety company.

3710. Bond required The Building Official shall not issue a relocation building permit unless the owner first posts with the Building Official a bond executed by said owner, as principal, and by an approved surety company authorized to do business in this State, as surety, or deposits a cash bond as hereafter provided.

3711. Bond requirements The surety bond required by this chapter shall

- (a) Be in form joint and several
- (b) Name the City of Pico Rivera as obligee.
- (c) Be in an amount equal to the estimated costs, plus 10% of the work required to be done in order to comply with all the conditions of the relocation

building permit, such amount to be estimated by the Building Official, but in no case shall said bond be less than \$10,000 00

(d) State therein the legal description or address of the property upon which the building or structure is to be relocated

3712. Bond conditions The surety bond shall provide that:

1 All work required to be done pursuant to the conditions of the relocation building permit shall be performed and completed within the time period as set by the Building Official.

2. The time limit specified may be extended for good and sufficient cause after written request of the Principal and Surety, either before or after said time limit has expired. The Building Official shall notify the Principal and Surety in writing of such time extension and may extend the time limit without consent of the surety

3. The term of such bond posted pursuant to this section shall begin upon the date of the posting thereof and shall end upon the completion to the satisfaction of the Building Official of the performance of all the terms and conditions of the relocation building permit.

4 The Building Official, the Surety or duly authorized representative of either shall have access to the premises described in the relocation building permit for the purpose of inspecting the progress of the work.

5 Upon default by the Principal, the Surety shall be required to perform all conditions set forth in the relocation permit and have the right of entry to the premises to perform such conditions.

6 In the event of any default in the performance of any term or conditions of the relocation building permit, the Surety or any person employed or engaged on its behalf, may go upon the premises to complete the required work to remove or demolish the building or structure, and clear, clean and restore the site.

7 The relocation building permit shall be null and void if the building or structure is not relocated to the proposed site within sixty (60) days after issuance of the permit.

3713. Notice of default. Whenever the Principal on the bond defaults in the performance of the conditions required by the relocation building permit, the Building Official shall give notice in writing to the Principal and the Surety on the bond

3714. Details of notice The Building Official in the notice of default shall state the conditions of the bond which have not been complied with and the period of time deemed by him to be reasonably necessary for the completion of such work.

3715. Surety requirements. After a receipt of a notice of default, the Surety, within the time therein specified shall cause the required work to be performed

3716. Option of demolition When any default has occurred on the part of the Principal under the provisions of this Chapter, the Surety, as its option, in lieu of completing the

work required may remove or demolish the building or structure and clear, clean and restore the site.

3717. Default of cash bond If a cash bond has been posted the Building Official shall give notice of default, as provided above, to the Principal and if compliance is not met within the time specified, the Building Official shall proceed without delay and without further notice or proceeding whatever, to use the cash deposit or any portion of said deposit to cause the required work to be done by contract or otherwise at his discretion. The balance, if any, of such cash deposit, upon the completion of the work, shall be returned to the depositor or to his successors or assigns after deducting the cost of the work plus 10 percent (10%) thereof

3718. Return of cash bond When a cash bond has been posted, and all requirements of relocation building permit have been completed, the Building Official shall return the cash to the depositor or to his successors or assigns except any portion thereof that may have been used or deducted as provided elsewhere in this Chapter

3719 Right of entry penalties. The owner, his representatives, successor or assigns or any other person who interferes with or obstructs the ingress or egress to or from any such premises, of any authorized representative or agent of any surety of the City of Pico Rivera engaged in the work of completing, demolishing or removing any building or structure for which a relocation building permit has been issued, after a default has occurred in the performance of the terms or conditions thereof, is guilty of a misdemeanor

3720. Denial or relocation permit. No permit shall be granted hereunder when it has been determined that to move or relocate said building, house, garage or structure would be detrimental to the public peace, health, safety and welfare in that the building is so constructed as to be in a dangerous condition or is infested with pests or is unsanitary or is not fit for human habitation or is so dilapidated, defective or unsightly or in such a condition that its location at the proposed site would cause appreciable harm to or be materially detrimental to the property or improvement within the immediate neighborhood

15.08.220 Chapter 38 added—Grading and excavation.

Add new Chapter 38 to read as follows:

CHAPTER 38

GRADING AND EXCAVATIONS

Section 3800

3801. Purpose. The purpose of this appendix is to safeguard life, limb, property and the public welfare by regulating grading on private property

3805. Scope. This appendix sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes the administrative procedure for issuance of permits, and provides for approval of plans and inspection of grading construction, including private streets and all utilities therein

The standards listed below are recognized standards.

1 Testing

1.1 ASTM D 1557, Moisture-density Relations of Soils and Soil Aggregate Mixtures

1.2 ASTM D 1556, In Place Density of Soils by the Sand Cone Method

1.3 ASTM D 2167, In Place Density of Soils by the Rubber Balloon Method

1.4 ASTM D 2937, In Place Density of Soils by the Drive Cylinder Method

1.5 ASTM D 2922 and D 3017, In Place Moisture Content and Density of Soils by Nuclear Methods

The following California section replaces the corresponding model code section for applications specified by law for the Department of Housing and Community Development and the Office of Statewide Health Planning and Development.

3805a. Scope [For HCD 1, OSHPD 1&2] This chapter sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments, and provides for approval of plans and inspection of grading construction

Section 3806. PERMITS REQUIRED

3806.1 Permits Required Except as specified in Section 3806.2 of this section, no person shall do any grading without first having obtained a grading permit from the Community and Economic Development Director

3806.2 Exempted Work. A grading permit is not required for the following

- 1 When approved by the Community and Economic Development Director, grading in an isolated, self-contained area if there is no danger to private or public property
2. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than 5 feet (1,524 mm) after the completion of such structure
- 3 Cemetery graves.
- 4 Refuse disposal sites controlled by other regulations.
- 5 Excavations for wells or tunnels or utilities.
- 6 Mining, quarrying, excavating, processing or stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property
- 7 Exploratory excavations under the direction of soil engineers or engineering geologists.
- 8 An excavation that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage course and (1) is less than 1 foot (305 mm) in depth or (2) does not create a cut slope greater than 3 feet (915 mm) in height and steeper than 1 unit vertical in 2 units horizontal (30% slope)
- 9 A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage course.

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

3807. Hazards. Whenever the Community and Economic Development Director determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the Community and Economic Development Director, shall within the period specified therein repair or eliminate such excavation or embankment to eliminate the hazard and to be in conformance with the requirements of this code.

808. Definitions. For the purposes of this appendix, the definitions listed hereunder shall be construed as specified in this section.

APPROVAL shall mean that the proposed work or completed work conforms to this chapter in the opinion of the Community and Economic Development Director

AS-GRADED is the extent of surface conditions on completion of grading.

BEDROCK is in-place solid rock.

BENCH is a relatively level step excavated into earth material on which fill is to be placed

BORROW is earth material acquired from an off-site location for use in grading on a site

CIVIL ENGINEER is a professional engineer registered in the state to practice in the field of civil works.

CIVIL ENGINEERING is the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works.

COMPACTION is the densification of a fill by mechanical means.

EARTH MATERIAL is any rock, natural soil or fill or any combination thereof

ENGINEERING GEOLOGIST is a geologist experienced and knowledgeable in engineering geology

ENGINEERING GEOLOGY is the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

EROSION is the wearing away of the ground surface as a result of the movement of wind, water or ice

EXCAVATION is the mechanical removal of earth material

FILL is a deposit of earth material placed by artificial means.

GEOTECHNICAL ENGINEER. See soils engineer

GRADE is the vertical location of the ground surface

Existing Grade is the grade prior to grading

Finish Grade is the final grade of the site that conforms to the approved plan

Rough Grade is the stage at which the grade approximately conforms to the approved plan.

GRADING is any excavating or filling or combination thereof

KEY is a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope

PROFESSIONAL INSPECTION is the inspection required by this code to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include that performed by persons supervised by such engineers or geologists and shall be sufficient to form an opinion relating to the conduct of the work.

SITE is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted

SLOPE is an inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

SOIL is naturally occurring superficial deposits overlying bedrock.

SOILS ENGINEER (GEOTECHNICAL ENGINEER) is an engineer experienced and knowledgeable in the practice of soils engineering (geotechnical) engineering

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING) is the application of the principles of soils mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection or testing of the construction thereof

TERRACE is a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

3809. Grading Permits Requirement

3809.1 Permits Required Except as exempted in Section 3806 of this code, no person shall do any grading without first obtaining a grading permit from the Community and Economic Development Director. A separate permit shall be obtained for each site, and may cover both excavations and fills.

3809.2 Application The provisions of Section 106.3 1 are applicable to grading. Additionally, the application shall state the estimated quantities of work involved.

3809.3 Grading Designation Grading in excess of 2,500 cubic yards (1,911 m³), grading and earthworks construction supporting a major structure as determined by the Community and Economic Development Director and grading on known or established flood hazard and/or environmentally sensitive areas, shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as

“engineered grading ” Grading involving less than 500 cubic yards (1,911 m³) shall be designated “regular grading” unless the permittee chooses to have the grading performed as engineered grading, or the Community and Economic Development Director determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading Regular grading plans shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications unless exempted by the Community and Economic Development Director

3809.4 Engineered Grading Requirements. Application for a grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the Community and Economic Development Director

Specifications shall contain information covering construction and material requirements. Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner, and the person by whom they were prepared

The plans shall include the following information

- 1 General vicinity of the proposed site.
- 2 Property limits and accurate contours of existing ground and details of terrain and area drainage
- 3 Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.
- 4 Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drains.
- 5 Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet (4,572 mm) of the property or that may be affected by the proposed grading operations.
- 6 Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the Community and Economic Development Director, specific recommendations contained in the soils engineering report and the engineering geology report which are applicable to grading, may be included by reference.
- 7 The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports.

3809.5 Soils Engineering Report. The soils engineering report required by Section 3809 4 shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes.

3809.6 Engineering Geology Report. The engineering geology report required by Section 3809 4 shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.

3809.7 Liquefaction Study The Community and Economic Development Director may require a geotechnical investigation in accordance with Section 1803 when, during the course of an investigation, all of the following conditions are discovered, the report shall address the potential for liquefaction

- 1 Shallow ground water, 50 feet (15,240 mm) or less.
- 2 Unconsolidated sandy alluvium
- 3 Seismic Zones C through F

3809.8 Regular Grading Requirements Each application for a grading permit shall be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner and the name of the person who prepared the plan. The plan shall include the following information

- 1 General vicinity of the proposed site.
- 2 Limiting dimensions and depth of cut and fill
- 3 Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4,572 mm) of the proposed grading

3809.9 Issuance. The provisions of Section 106 4 are applicable to grading permits. The Community and Economic Development Director may require that grading operations and project designs be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued

The Community and Economic Development Director may require professional inspection and testing by the soils engineer. When the Community and Economic Development Director has cause to believe that geologic factors may be involved, the grading will be required to conform to engineered grading

3810. Grading Fees

3810.1. General. Fees shall be addressed in accordance with the provisions of this section

3810.2. Plan review fees and expiration. When a plan or other data is required by the Community and Economic Development Director to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Fee shall be assessed in accordance with the fee schedule adopted by City Council resolution. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Community and Economic Development Director. The Community and Economic Development Director may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

3810.3. Grading permit fees. A fee for each grading permit shall be paid to the Community and Economic Development Director. Fee shall be assessed in accordance with the fee schedule adopted by City Council resolution. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains as similar facilities.

3810.4. Investigation fees, work without a permit. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. This fee shall be assessed in accordance with the fee schedule adopted by City Council resolution. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code nor from any penalties prescribed by law.

3810.5. Refunds. Refunds shall be paid in accordance with the refund schedule adopted by City Council.

3811. Bonds. The Community and Economic Development Director may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions.

In lieu of a surety bond the applicant may file a cash bond or instrument of credit with the Community and Economic Development Director in an amount equal to that which would be required in the surety bond.

3812. Cuts. ▲

3812.1 General Unless otherwise recommended in the approved soils engineering or engineering geology report, cuts shall conform to the provisions of this section

In the absence of an approved soils engineering report, these provisions may be waived for minor cuts not intended to support structures.

3812.2 Slope The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no steeper than 1 unit vertical in 2 units horizontal (50% slope) unless the permittee furnishes an acceptable soils engineering or an engineering geology report, or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to public or private property

Section 3813. Fills.

3813.1 General Unless otherwise recommended in the approved soils engineering report, fills shall conform to the provisions of this section

In the absence of an approved soils engineering report, these provisions may be waived for minor fills not intended to support structures.

3813.2 Preparation of Ground Fill slopes shall not be constructed on natural slopes steeper than 1 unit vertical in 2 units horizontal (50% slope). The ground surface shall be prepared to receive fill by removing vegetation, non-complying fill, topsoil and other unsuitable materials scarifying to provide a bond with the new fill and, where slopes are steeper than 1 unit vertical in 5 units horizontal (20% slope) and the height is greater than 5 feet (1,524 mm), by benching into sound bedrock or other competent material as determined by the soils engineer. The bench under the toe of a fill on a slope steeper than 1 unit vertical in 5 units horizontal (20% slope) shall be at least 10 feet (3,048 mm) wide. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be provided. When fill is to be placed over a cut, the bench under the toe of fill shall be at least 10 feet (3,048 mm) wide but the cut shall be made before placing the fill and acceptance by the soils engineer or engineering geologist or both as a suitable foundation for fill

3813.3 Fill Material Detrimental amounts of organic material shall not be permitted in fills. Except as permitted by the Community and Economic Development Director, no rock or similar irreducible material with a maximum dimension greater than 12 inches (305 mm) shall be buried or placed in fills.

Exception. The Community and Economic Development Director may permit placement of larger rock when the soils engineer properly devises a method of placement, and continuously inspects its placement and approves the fill stability. The following conditions shall also apply:

- 1 Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan
- 2 Rock sizes greater than 12 inches (305 mm) in maximum dimension shall be 10 feet (3,048 mm) or more below grade, measured vertically

- 3 Rocks shall be placed so as to assure filling of all voids with well-graded soil

3813.4 Compaction All fills shall be compacted to a minimum of 90 percent of maximum density

3813.5 Slope The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes shall be no steeper than 1 unit vertical in 2 units horizontal (50% slope).

Section 3814. Setbacks.

3814.1 General Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. Setback dimensions shall be as shown in Figure A-38-1

3814.2 Top of Cut Slope The top of cut slopes shall not be made nearer to a site boundary line than one fifth of the vertical height of cut with a minimum of 2 feet (610 mm) and need not exceed a maximum of 10 feet (3,048 mm). The setback may need to be increased for any required interceptor drains.

3814.3 Toe of Fill Slope The toe of fill slope shall be made not nearer to the site boundary line than one half the height of the slope with a minimum of 2 feet (610 mm) and need not exceed a maximum of 20 feet (6,096 mm). Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed, special precautions shall be incorporated in the work as the Community and Economic Development Director deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to

- 1 Additional setbacks.
2. Provision for retaining or slough walls.
- 3 Mechanical or chemical treatment of the fill slope surface to minimize erosion
- 4 Provisions for the control of surface waters.

3814.4 Modification of Slope Location The Community and Economic Development Director may approve alternate setbacks. The Community and Economic Development Director may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this section has been satisfied

Section 3815. Drainage and Terracing.

3815.1 General Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provisions of this section for cut or fill slopes steeper than 1 unit vertical in 3 units horizontal (33.3% slope).

3815.2 Terrace Terraces at least 6 feet (1,829 mm) in width shall be established at not more than 30-foot (9,144 mm) vertical intervals on all cut or fill slopes to control surface drainage and debris except that where only one terrace is required, it shall be at mid-height. For cut or fill slopes greater than 60 feet (18,288 mm) and up to 120 feet (36,576 mm) in vertical height, one terrace at approximately mid-height shall be 12 feet (3,658 mm) in width

Terrace widths and spacing for cut and fill slopes greater than 120 feet (36,576 mm) in height shall be designed by the civil engineer and approved by the Community and Economic Development Director. Suitable access shall be provided to permit proper cleaning and maintenance.

Swales or ditches on terraces shall have a minimum gradient of 5 percent and must be paved with reinforced concrete not less than 3 inches (76 mm) in thickness or an approved equal paving. They shall have a minimum depth at the deepest point of 1 foot (305 mm) and a minimum paved width of 5 feet (1,524 mm).

A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (1,254.2 m²) (projected) without discharging into a down drain.

3815.3 Subsurface Drainage Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

3815.4 Disposal All drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the Community and Economic Development Director or other appropriate jurisdiction as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices.

Building pads shall have a drainage gradient of 2 percent toward approved drainage facilities, unless waived by the Community and Economic Development Director.

Exception: The gradient from the building pad may be 1 percent if all of the following conditions exist throughout the permit area.

1. No proposed fills are greater than 10 feet (3,048 mm) in maximum depth.
2. No proposed finish cut or fill slope faces have a vertical height in excess of 10 feet (3,048 mm).
3. No existing slope faces steeper than 1 unit vertical in 10 units horizontal (10% slope) have a vertical height in excess of 10 feet (3,048 mm).

3815.5 Interceptor Drains Paved interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area above slopes toward the cut and has a drainage path greater than 40 feet (12,192 mm) measured horizontally. Interceptor drains shall be paved with a minimum of 3 inches (76 mm) of concrete or gunite and reinforced. They shall have a minimum depth of 12 inches (305 mm) and a minimum

paved width of 30 inches (762 mm) measured horizontally across the drain. The slope of drain shall be approved by the Community and Economic Development Director

Section 3816. Erosion Control.

3816.1 Slopes. The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval. Where cut slopes are not subject to erosion due to the erosion-resistant character of the materials, such protection may be omitted.

3816.2 Other Devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

Section 3817. Grading Inspection.

3817.1 General. Grading operations for which a permit is required shall be subject to inspection by the Community and Economic Development Director.

Professional inspection of grading operations shall be provided by the civil engineer, soils engineer and the engineering geologist retained to provide such services in accordance with Section 3817.5 for engineered grading and as required by the Community and Economic Development Director for regular grading.

3817.2 Civil Engineer. The civil engineer shall provide professional inspection within such engineer's area of technical specialty, which shall consist of observation and review as to the establishment of line, grade and surface drainage of the development area. If revised plans are required during the course of the work, they shall be prepared by the civil engineer.

3817.3 Soils Engineer. The soils engineer shall provide professional inspection within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The soils engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this chapter. Revised recommendations relating to conditions differing from the approved soils engineering and engineering geology reports shall be submitted to the permittee, the Community and Economic Development Director and the civil engineer.

3817.4 Engineering Geologist. The engineering geologist shall provide professional inspection within such engineer's area of technical specialty, which shall include professional inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report. Revised recommendations relating to conditions differing from the approved engineering geology report shall be submitted to the soils engineer.

3817.5 Permittee The permittee shall be responsible for the work to be performed in accordance with the approved plans and specifications and in conformance with the provisions of this code, and the permittee shall engage consultants, if required, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the consultants, the contractor and the Community and Economic Development Director. In the event of changed conditions, the permittee shall be responsible for informing the Community and Economic Development Director of such change and shall provide revised plans for approval.

3817.6 Community and Economic Development Director The Community and Economic Development Director shall inspect the project at the various stages of work requiring approval to determine that adequate control is being exercised by the professional consultants.

3817.7 Notification of Noncompliance If, in the course of fulfilling their respective duties under this chapter, the civil engineer, the soils engineer or the engineering geologist finds that the work is not being done in conformance with this chapter or the approved grading plans, the discrepancies shall be reported immediately in writing to the permittee and to the Community and Economic Development Director.

3817.8 Transfer of Responsibility If the civil engineer, the soils engineer, or the engineering geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the Community and Economic Development Director in writing of such change prior to the recommencement of such grading.

Section 3818. Completion of Work.

3818.1 Final Reports Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is performed for regular grading, as applicable:

- 1 An as-built grading plan prepared by the civil engineer retained to provide such services in accordance with Section 3817.5 showing original ground surface elevations, as-graded ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities and of the outlets of subsurface drains. As-constructed locations, elevations and details of subsurface drains shall be shown as reported by the soils engineer.

Civil engineers shall state that to the best of their knowledge the work within their area of responsibility was done in accordance with the final approved grading plan.

- 2 A report prepared by the soils engineer retained to provide such services in accordance with Section 3817.3, including locations and elevations of field

density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. Soils engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions of this chapter

3 A report prepared by the engineering geologist retained to provide such services in accordance with Section 3817 5, including a final description of the geology of the site and any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan Engineering geologists shall submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved engineering geologist report and applicable provisions of this chapter

4 The grading contractor shall submit in a form prescribed by the Community and Economic Development Director a statement of conformance to said as-built plan and the specifications.

3818.2 Notification of Completion. The permittee shall notify the Community and Economic Development Director when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, and all erosion-control measures have been completed in accordance with the final approved grading plan, and the required reports have been submitted

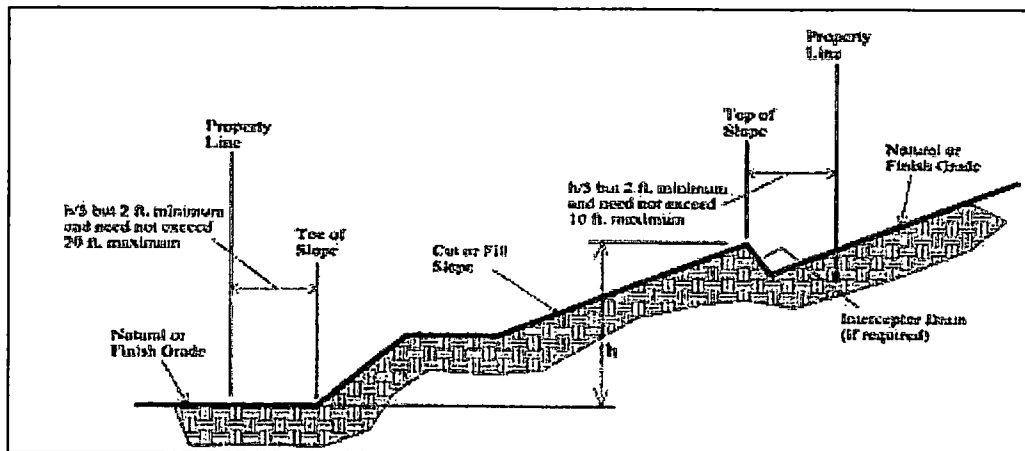


Figure A-38-1 Drainage and Setback Dimensions

15.08.230 Appendix I, Section 1101.1 amended—Patio enclosures.

Section 1101 1 of Appendix I is deleted in its entirety and a new section is added to read as follows.

1101.1 General. Patio covers shall be permitted to be detached from or attached to dwelling units. Patio covers shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms. Openings shall be permitted to be enclosed with insect screening, readily removable approved translucent or transparent plastic not more than 0.125 inch (3.2 mm) in thickness or readily removable glass conforming to the provisions of Chapter 24. Dual glazed windows are not permitted to be installed in patio cover enclosures constructed under the provisions of this appendix.

SECTION 4. Chapter 15.10 of Title 15 of the Pico Rivera Municipal Code is hereby repealed in its entirety, and a new Chapter 15.10 of Title 15 is hereby added in place thereof to read as follows.

Chapter 15.10 Residential Code

15.10.010 Adoption

15.10.020 Chapter 1, Division II, Section R102.1 amended

15.10.030 Chapter 1, Division II, Sections R105.2 and R105.3.2 amended

15.10.040 Chapter 1, Division II, Section R108.5 amended

15.10.050 Chapter 1, Division II, Section R108.6 amended

15.10.060 Chapter 2, Section R202 amended

15.10.070 RESERVED

15.10.080 Chapter 4, Section R403.1.3.6 amended

15.10.090 Chapter 9, Sections R902.1 and R908.3.1 amended

15.10.100 RESERVED

15.10.110 RESERVED

15.10.010 Adoption.

The 2025 California Residential Standards Code, Part 2.5, including Appendices BB, BF, CI, CJ known as the California Residential Code, as published and adopted by the California Building Standards Commission, including amendments, is hereby adopted by reference and incorporated herein as if fully set forth.

15.10.020 Chapter 1, Division II, Section R102.1 amended.

Section R102.1 is amended to read

R102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where in any specific case different sections of the code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where in any specific case the

California Residential Code does not have a provision that is included in the California Building Code that would be applicable due to the type or method or construction, the California Building Code provisions will apply

15.10.030 Chapter 1, Division II, Sections R105.2 and R105.3.2 amended.

Section R105.2, Item No 7, is amended to read

7 Swimming pools that are less than 18 inches (457 mm) deep

Section R105 3.2 is amended to read

R105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned one hundred eighty (180) days after the date of filing unless such application has been pursued in good faith or a permit has been issued, except that the building official is authorized to grant one or more extensions of time for additional periods not to exceed 90 days each. The extension shall be requested in writing and justifiable cause demonstrated

15.10.040 Chapter 1, Division II, Section R108.5 amended.

Section R108 5 is amended to read

R108.5 Refunds. Refunds for permit when no work has commenced shall be limited to the permit cost minus a fee equal to all services provided including refund processing

15.10.050 Chapter 1, Division II, Section R108.6 amended.

Section R108 6 is amended to read

R108.6 Work commencing before permit issuance. Any person who commences work that requires a permit on a building, structure, electrical, mechanical, or plumbing system before obtaining the necessary permits shall be subject to the cost of the required permit plus an investigation fee or a fee equal to the expenditures for the complaint investigation, whichever is greater at the discretion of the building official

15.10.060 Chapter 2, Section R202 amended.

Section R202 is amended to add this definition

R202 Reconstruction. If the value of reconstruction (or renovation) of a building is equal to or exceeds 50 percent of the value of the building immediately prior to such reconstruction, the entire building shall comply with the code provisions for new construction. The value of reconstruction (or renovation) for a property shall include the value of all construction stemming from construction related permits issued within the last two years. The Value shall be determined by using the city adopted building valuation table

15.10.070 RESERVED

15.10.080 Chapter 4, Section R403.1.3.6 amended.

Section R403 1 3 6 is amended to read

R403.1.3.6 Isolated concrete footings. In detached one- and two- family dwellings that are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are not permitted

15.10.090 Chapter 9, Sections R902.1 and R908.3.1 amended.

Section R902 1 is amended to read

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905 A minimum Class A or B roofing shall be installed in areas designated by this section or where the edge of the roof deck is less than 3 feet (914 mm) from a lot line. Class A or B roof assemblies are required by this section, they shall be tested in accordance with ASTM E108 or UL 790 Where required, the roof assembly shall be listed and identified as to class by an approved testing agency

Exceptions:

- 1 Class A roof assemblies include those with coverings of brick, masonry, and exposed concrete roof deck.
- 2 Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible roof decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing
- 3 Class A roof assemblies include minimum 16 ounces per square foot (4.882 kg/m²) copper sheets installed over combustible roof decks.
- 4 Class A roof assemblies include slate installed over underlayment over ASTM D226, Type II underlayment over combustible decks.

Wood roof coverings are prohibited with the following exception

Re-roofing of less than 10% or the total roof area of existing wood roof covering in four years may be done with fire-retardant shakes or shingles.

Section R908.3 of the California Residential Code is amended by deletion of Exception 3

15.10.100 RESERVED

15.10.110 RESERVED

SECTION 5. Chapter 15.20 of Title 15 of the Pico Rivera Municipal Code is hereby repealed in its entirety

SECTION 6. Chapter 15.24 of Title 15 of the Pico Rivera Municipal Code is hereby modified as delineated

Chapter 15.24 Mechanical Code

15.24 010 Document adopted by reference
15.24 020 Chapter 1—General code provisions.

15.24.010 Document adopted by reference.

A. The city council of the city of Pico Rivera hereby adopts the 2025 Edition of the California Mechanical Code, Part 4 based on the 2024 Edition of the Uniform Mechanical Code including Appendices B, C, D, F, G, as published by the International Association of Plumbing and Mechanical Officials, as Chapter 15.24 of Title 15 of this code, except such portions as are deleted, modified, or amended as set forth in this chapter Said code is adopted and incorporated as if fully set forth herein.

B The purpose of this code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, design, construction, quality of materials, location, operation, and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances within the city

State law references: Adoption by reference, Government Code Section 50022 1 et seq

15.24.020 Chapter 1—General code provisions.

Chapter 1 of the 2022 California Mechanical Code is hereby deleted and replaced by the following

101 Administrative Provisions. For administrative provisions for this code, see Section 15 08 020

SECTION 7. Chapter 15.28 of Title 15 of the Pico Rivera Municipal Code is hereby modified as delineated

Chapter 15.28 Electrical Code

15.28 010 Document adopted by reference.
15.28 020 Article 89—General code provisions.
15.28 030 Article 310.2(B) amended
15.28 040 Article 310 amended

15.28.010 Document adopted by reference.

The California Electrical Code, 2025 Edition, is hereby adopted as Chapter 15.28 of Title 15 of this code, with amendments and additions as set forth in this chapter

A. The city council of the city of Pico Rivera hereby adopts the 2025 Edition of the California Electrical Code, Part 3 based on the 2023 Edition of the National Electrical Code, as published by the National Fire Protection Association including Annexes A, C, I, as Chapter 15.28 of Title 15 of this code, except such portions as are deleted, modified, or amended as set forth in this chapter Said code is adopted and incorporated as if fully set forth herein.

B The purpose of the code is to prescribe regulations for the installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the city

State law references: Adoption by reference, Government Code Section 50022 1 et seq

15.28.020 Article 89—General code provisions.

Article 89 of the 2022 California Electrical Code is hereby deleted and replaced by the following

Article 89 Administrative Provisions. For administrative provisions for this code, see Section 15 08 020

15.28.030 Section 15.28 030 of Title 15 of the Pico Rivera Municipal Code is hereby repealed in its entirety

15.28.040 Section 15.28 040 of Title 15 of the Pico Rivera Municipal Code is hereby repealed in its entirety

SECTION 8. Chapter 15.32 of Title 15 of the Pico Rivera Municipal Code is hereby modified as delineated

Chapter 15.32 Plumbing Code

15 32 010 Document adopted by reference.

15 32 020 Chapter 1—General code provisions.

15.32.010 Document adopted by reference.

A. The city council of the city of Pico Rivera hereby adopts the 2025 Edition of the California Plumbing Code, Part 5 based on the 2024 Edition of the Uniform Plumbing Code including Appendices A, B, D, G, I, M, R, as published by the International Association of Plumbing and Mechanical Officials, as Chapter 15.32 of Title 15 of this

code, except such portions as are deleted, modified, or amended as set forth in this chapter Said code is adopted and incorporated as if fully set forth herein

B The purpose of this code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the city

State law references: Adoption by reference, Government Code Section 50022.1 et seq

15.32.020 Chapter 1—General code provisions.

Chapter 1 of the 2022 California Plumbing Code is hereby deleted and replaced by the following

101 Administrative Provisions. For administrative provisions for this code, see Section 15 08 020

SECTION 9. Chapter 15.34 of Title 15 of the Pico Rivera Municipal Code is hereby modified as delineated

Chapter 15.34 Green Building Standards Code

15.34 010 Adoption

15.34.010 Adoption.

The 2025 California Building Standards Code, Part 11, California Green Building Standards Code, as published and adopted by the California Building Standards Commission, is adopted by reference and incorporated as if fully set forth in this chapter

SECTION 10. Chapter 15 35 of Title 15 of the Pico Rivera Municipal Code is hereby modified as delineated

Chapter 15.35 Energy Code

15 35 010 Adoption

15.35.010 Adoption.

The 2025 California Building Standards Code, Part 6, California Energy Code, as published and adopted by the California Building Standards Commission, is adopted by reference and incorporated herein as if fully set forth in this chapter

SECTION 11. Chapter 15 36 of Title 15 of the Pico Rivera Municipal Code is hereby repealed in its entirety

SECTION 12. Chapter 15 37 of Title 15 of the Pico Rivera Municipal Code is hereby modified as delineated

Chapter 15.37 Historical Building Code

15 37 010 Adoption

15.37.010 Adoption.

The 2025 California Building Standards Code, Part 8, California Historical Building Code, as published and adopted by the California Building Standards Commission, is adopted by reference and incorporated herein as if fully set forth in this chapter

SECTION 13. Chapter 15 38 of Title 15 of the Pico Rivera Municipal Code is hereby modified as delineated

Chapter 15.38 Existing Building Code

15.38 010 Document adopted by reference.

15.38 020 Chapter 1—General code provisions.

15.38.010 Document adopted by reference.

A. The City Council of the City of Pico Rivera hereby adopts the 2025 Edition of the California Existing Building Code, Part 10 based on the 2024 Edition of the International Existing Building Code, including Appendices A-1, A-2, A-3, A-4, as published by the International Code Council, as Chapter 15 38 of Title 15 of this code, except such portions as are deleted, modified, or amended as set forth in this chapter Said code is adopted and incorporated as if fully set forth herein

B The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to fire fighters and emergency responders during emergency operations.

State law references: Adoption by reference, Government Code Section 50022.1 et seq

15.38.020 Chapter 1—General code provisions.

Chapter 1 of the 2022 Edition of the California Existing Building Code is hereby deleted and replaced by the following

101 Administrative Provisions. For administrative provisions for this code, see Section 15 08 020

15.38.030 Section 301.6 Added – Repair, alteration, addition or change of occupancy exceeding 50% of replacement valuation.

Section 301 6 is added to Chapter 1 of the 2025 Edition of the California Existing Building Code to read as follows.

301.6 Repair, alteration, addition or change of occupancy exceeding 50% of replacement valuation. If the valuation of repair, alteration, addition or change of occupancy to an existing building exceeds 50% of the replacement valuation for the entire existing building, the entire building shall comply with the code provisions for new construction. The valuation shall be determined by using the city adopted building valuation table, or as otherwise determined by the building official

SECTION 14. Chapter 15 42 of Title 15 of the Pico Rivera Municipal Code is hereby modified as delineated

Chapter 15.42 Referenced Standards Code

15 42 010 Adoption

15.42.010 Adoption.

The 2025 California Building Standards Code, Part 12, California Referenced Standards Code, as published and adopted by the California Building Standards Commission, is adopted by reference and incorporated as if fully set forth in this chapter

SECTION 15. Chapter 15 44 of Title 15 of the Pico Rivera Municipal Code is hereby repealed in its entirety, and a new Chapter 15 44 of Title 15 is hereby added in place thereof to read as follows.

Chapter 15.44 Fire Code

15 44 010 Document adopted by reference.

15.44.010 Document adopted by reference.

A. Los Angeles County Fire Code (Title 32 of the Los Angeles County Code), amending the 2025 California Fire Code and comprised of the 2024 International Fire Code as published by the International Code Council is hereby adopted by reference as the Fire Code of the City of Pico Rivera.

B The same shall hereafter constitute the Fire Code of the city regulating the safeguarding of life, property and public welfare to a reasonable degree from the

hazards of fire and explosion arising from the storage, use and handling of dangerous and hazardous materials, substances and devices, the operation, installation, construction, location, safeguarding and maintenance of attendant equipment within the jurisdiction of the Los Angeles County Fire Department, and providing for the issuance of permits and the collection of fees therefor, and providing penalties for the violation of such code.

C At least two copies of the Los Angeles County Fire Code shall be kept on file in the office of the building official and shall be maintained by the building official for use and examination by the public.

D In the event of any conflict or ambiguity between any provision contained in the Fire Code and any amendments or additions thereto contained in this chapter, the amendments or additions thereto shall control

E. In the event of any conflict or ambiguity between any provision contained in the Fire Code and any other provisions of the Pico Rivera Municipal Code, the provisions of the Pico Rivera Municipal Code shall control

SECTION 16. Chapter 15 46 is hereby added to Title 15 of the Pico Rivera Municipal Code as follows.

Chapter 15 46 California Wildland Urban Interface Code
15 46 010 Document adopted by reference.

15.46.010 Document adopted by reference.

- A. The city council of the city of Pico Rivera hereby adopts the 2025 Edition of the California Wildland-Urban Interface Code, Part 7 based on the 2024 Edition of the International Wildland-Urban Interface Code, as published by the International Code Council, as Chapter 15 46 of Title 15 of this code. Said code is adopted and incorporated as if fully set forth herein
- B The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present. This code shall supplement the building and fire codes to provide for special regulations to mitigate the fire-and-life-safety hazards of the wildland-urban interface areas.
- C In the event of any conflict or ambiguity between any provision contained in the Fire Code and any other provisions of the Pico Rivera Municipal Code, the provisions of the Pico Rivera Municipal Code shall control

SECTION 17. Chapter 15 54 of Title 15 of the Pico Rivera Municipal Code is hereby modified as follows.

Chapter 15.54 Electric Vehicle Charging Stations and Hydrogen Fueling Stations

15.54.010. Purpose.

A. The purpose of this chapter is to promote and encourage the use of electric and hydrogen fuel-based vehicles by creating an expedited, streamlined permitting process for installation of electric vehicle charging stations and hydrogen fueling stations while promoting public health and safety and preventing specific adverse impacts that may result from the installation and use of such charging and hydrogen fueling stations. This chapter is also purposed to comply with California Government Code Sections 65850 7 and 65850 71 If amendments to Government Code Sections 65850 7 and 65850 71 conflict with the provisions of this chapter, then this chapter shall be interpreted in a manner consistent with Sections 65850 7 and 65850 71, as the same may be amended

B This chapter is intended to encourage the installation of electric vehicle charging stations and hydrogen fueling stations by removing obstacles to permitting, but does not supersede the building official's authority to identify and address higher priority life-safety situations.

15.54.020. Definitions.

"Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of the ordinance codified in this chapter, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

"Hydrogen Fueling Station" means the equipment used to store and dispense hydrogen fuel to vehicle according to industry codes and standards where the fueling station is open to the public.

"Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

"Electronic submittal" means the utilization of one or more of the following

- 1 Electronic mail or e-mail
- 2 The Internet.
- 3 Facsimile

"A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation

imposed by the city on another similarly situated application in a prior successful electric vehicle charging station permit application

15.54.030. Expedited permitting process.

The building official shall implement an expedited, streamlined permitting process for electric vehicle charging stations and hydrogen fueling stations, and adopt a checklist of all requirements with which electric vehicle charging stations and hydrogen fueling stations shall comply with in order to be eligible for expedited review

15.54.040. Permit application processing.

A. Prior to submitting an application for processing, the applicant shall provide information required by the city's checklist for installation of electrical vehicle charging stations or hydrogen fueling stations, as applicable, to verify that the installation will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes, but is not limited to electrical system capacity and loads, electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits, areas of charging station equipment and vehicle parking, hydrogen fuel dispenser location, hydrogen generation or distribution equipment as applicable, all hydrogen fuel lines, electrical equipment supplying hydrogen fuel pumps and associated equipment, compliance with Class I, Division 1 and 2 requirements, clearances from surrounding electrical equipment as required by Chapter 5 of the California Electrical Code and applicable NFPA Standards, compliances the County of Los Angeles Fire Code; other requirements as determined by the building official

B A permit application that satisfies the information requirements in the city's adopted checklist shall be deemed complete and be promptly processed Upon confirmation by the building official that the permit application and supporting documents meet the requirements of the city's checklist, and are consistent with all applicable laws and health and safety standards, the building official shall approve the application and issue all necessary permits within the building official's purview for the installation of an electric vehicle charging station or hydrogen fueling station as applicable. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station or hydrogen fueling station without obtaining other approvals that may be required by the city

C If the building official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

D The city's adopted checklist and permit application shall be published on the city's website. The building official shall adopt a checklist of all application requirements for expedited building permits for electric vehicle charging stations and hydrogen fueling stations. The checklist shall substantially conform to the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" found in the "Zero-Emission Vehicles in California. Community Readiness Guidebook", and "Hydrogen Station Permitting Guidebook" published by the Governor's Office of Planning and Research

The checklist, application form, and any other documents required by the building official shall be published on the City's website. The building official shall allow for electronic submittal of permit applications and associated supporting documents. In accepting such permit applications, the building official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

15.54.050. Technical review.

A. If the building official reviews an application and makes a finding, based on substantial evidence, that the electrical vehicle charging station or hydrogen fueling station could have a specific, adverse impact upon the public health or safety, the city may require the applicant to apply for a conditional use permit. The planning commission shall grant a conditional use permit for installation of an electric vehicle charging station or hydrogen fueling station as applicable, unless the planning commission makes written findings, based on substantial evidence in the record, that the proposed installation would have a significant, adverse impact upon the public health or safety, and that there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives for preventing the adverse impact. Any conditions imposed on an application to install an electric vehicle charging station or hydrogen fueling station shall be designed to mitigate the specific, adverse impact upon public health or safety at the lowest cost possible.

B. In the technical review of a charging or hydrogen fueling station, the building official or planning commission shall not condition the approval of an electric vehicle charging station or hydrogen fueling station installation permit on an association's (as that term is defined by Civil Code Section 4080) approval of the station.

C. The building official's decision to approve a permit pursuant to Section 15.54.040(B) above, or require a conditional use permit pursuant to subsection A of this section, may be appealed to the city's planning commission.

15.54.060. Electric vehicle charging station and hydrogen fueling station installation requirements.

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

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

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

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

E. Hydrogen Fueling Stations shall meet the requirements of the California Electrical Code, the County of Los Angeles Fire Code, National Fire Protection Association Standards, the Society of Automotive Engineers, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission regarding safety and reliability.

F Installation requirements of hydrogen fueling stations shall meet all requirements for hazardous locations as required by Chapter 5 of the California Electrical Code, and H-occupancy requirements of the County of Los Angeles Fire Code.

G Where auxiliary structures are associated with the operation, control, monitoring, production, distribution, power provision, or any regulation of hydrogen fueling, the auxiliary structure shall meet all requirements of the Pico Rivera Municipal Code, including but not limited to zoning, fire, structural, egress, accessibility, equipment working clearances, short circuit, disconnect and listing of equipment and the structure.

SECTION 18. Chapter 15.60 of Title 15 of the Pico Rivera Municipal Code is hereby modified as delineated.

Chapter 15.60 Property Maintenance Code

15.60.010 Document adopted by reference.

15.60.020 Chapter 1—General code provisions.

15.60.010 Document adopted by reference.

A. The City Council of the City of Pico Rivera hereby adopts by reference, the 2024 Edition of the International Property Maintenance Code, including all appendices except Appendix B, as published by the International Code Council, as Chapter 15 of Title 15 of this code, except such portions as are deleted, modified, or amended as set forth in this chapter. Said code is adopted and incorporated as if fully set forth herein.

B The purpose of this code is to establish minimum requirements to provide a reasonable level of health, safety, property protection and general welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these

provisions shall be altered or repaired to provide a reasonable minimum level of health, safety and general welfare as required herein

State law references: Adoption by reference, Government Code Section 50022 1 et seq

15.60.020 Chapter 1—General code provisions.

Chapter 1 of the 2021 Edition of the International Property Maintenance Code is hereby deleted and replaced by the following

101 Administrative Provisions. For administrative provisions for this code, see Section 15 08.020

102.3 Application Of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the California Building Code, California Residential Code, California Existing Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code, California Energy Code and California Green Building Standards Code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Pico Rivera municipal code.

Section 102 4 of the International Property Maintenance Code is amended to read as follows.

102.4 Existing remedies The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the correction of any code violation, removal or demolition of any structure that is dangerous, unsafe or insanitary

Section 102 6 of the International Property Maintenance Code is amended to read as follows.

102.6 Structural Analysis. Where structural analysis is used to assess a potentially unsafe structural condition, the analysis shall be permitted to use nominal strengths, nominal loads, load effects, required strengths and limit states in accordance with the requirements under which the *structure* was constructed or in accordance with any subsequent requirement. Where structural analysis is used to determine if an unsafe structural condition exists, the analysis shall be done as determined by the Building Official

Section 109 1 of the International Property Maintenance Code, including subsections, is amended to read as follows:

109.1 Unsafe conditions. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or it is found unlawful, such structure shall be abated by repair, rehabilitation, demolition, or removal

pursuant to the provisions of this code and provisions of the City of Pico Rivera Municipal Code and the Abatement of Dangerous Buildings Code.

Section 109 1 4 of the International Property Maintenance Code, is amended to read as follows.

109.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law, or one that is partially constructed, reconstructed or demolished upon which work is abandoned Work is deemed abandoned when there is no valid building or demolition permit.

Section 109 5 of the International Property Maintenance Code, is amended to read as follows.

109.5 Unauthorized tampering Placards, notices, signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official Any person violating this subsection shall be guilty of a misdemeanor

Section 109 7 of the International Property Maintenance Code, is amended to read as follows.

109.7 Placarding When the code official determines a structure, equipment or premise has been erected, constructed, enlarged, altered, repaired, moved, improved, removed, damaged, converted or demolished, equipped, used, occupied or maintained in violation of this code or the technical codes and the structure, equipment or premise constitutes a danger to the life, limb, property or safety of the public or the occupants, the code official shall post a placard on the structure, equipment or premise in a conspicuous place in or about the affected structure, equipment or premise The placard shall clearly state the code official's Order regarding the structure, equipment, or premise, and specify the conditions which necessitated the posting

Section 109 7 1 of the International Property Maintenance Code, is amended to read as follows:

109.7.1 Placard removal. The code official shall remove the ~~condemnation~~ placard whenever the defect or defects upon which the placarding action were based have been eliminated Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

Section 109 7 1 of the International Property Maintenance Code, is amended to read as follows:

109.8 Prohibited occupancy. It shall be unlawful for any person, owner, owner's authorized agent or person responsible for the premise to occupy or allow to be

occupied a placarded structure or premise or operate placarded equipment in violation of the code officials posted order

Section 109.10 of the International Property Maintenance Code, is added to read as follows.

109.10 Recordation of notices and orders If compliance with the order is not achieved within the time specified therein, and no appeal has been properly and timely filed, the code official is authorized to file in the office of the county recorder a certificate describing the property, and that the premise, building, structure or building service equipment is in violation of this code or the technical codes or other regulation applicable to buildings or structures or property. Whenever the ordered corrections have been completed and the violations no longer exist on the property described in the certificate, and when all fines, fees, penalties, and incurred costs associated with the property have been satisfied, the code official shall issue a new certificate certifying that all required corrections have been made.

Section 302.2 of the International Property Maintenance Code, is amended to read as follows.

302.2 Grading and drainage Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Excess or concentrated drainage shall be contained on site or directed to the nearest practicable drainage facility approved by the code official. Exception. Approved retention areas and reservoirs.

Section 302.2 of the International Property Maintenance Code, is amended to read as follows:

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions and shall comply with the Pico Rivera Municipal Code.

Section 303.1 of the International Property Maintenance Code, is amended to read as follows.

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair and in compliance with the California Swimming Pool Safety Act of the California Health and Safety Code.

Section 303.2 of the International Property Maintenance Code, is amended to read as follows.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 18 inches (457 mm) in depth shall be completely enclosed by a fence, wall or other barrier not less than 60 inches (1524 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such

barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. And existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

The vertical clearance from the ground to the bottom of the enclosure shall be a maximum of two inches (2"). The maximum vertical clearance at the bottom of the barrier may be increased to four inches (4") when the grade is a solid surface such as a concrete deck. On wood fences with horizontal members spaced less than forty-five inches (45") apart, the horizontal members shall be placed on the poolside of the barrier. The outside surface of the enclosure shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exceptions:

- 1 Spas or hot tubs equipped with a lockable safety cover that complies with ASTM F1346

304 Premises Identification of the 2024 International Property Maintenance Code is not adopted.

Section 304.3 of the International Property Maintenance Code is deleted.

Section 304.7 of the International Property Maintenance Code is amended to read as follows:

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

When emergency temporary roof repairs require the installation of tarps or plastic sheeting to prevent leaks, the temporary repairs shall not extend beyond 14 days, unless approved by the code official. Such temporary repairs must have all edges of the material fastened and restrained with sufficient tension to prevent movement or flapping in the wind.

Section 304.15 of the International Property Maintenance Code is amended to read as follows.

304.15 Doors. Exterior doors, door assemblies, including weather stripping, thresholds, closers and operator systems if provided, and hardware shall be maintained in good condition Locks at all entrances to dwelling units and sleeping units shall tightly secure the door Locks on means of egress doors shall be in accordance with Section 702.3

Section 304 16 of the International Property Maintenance Code is amended to read as follows.

304.16 Under-Floor areas. Under-floor access doors, hatchways and ventilation openings shall be maintained to prevent the entrance of rodents, rain, and surface drainage water Doors shall be tight fitting and ventilation openings shall be properly screened with corrosion-resistant wire mesh having openings not exceeding ¼ inch in any dimension or alternate approved materials pursuant to 2025 California Building Code Section 1203

Section 304 18.2 of the International Property Maintenance Code is amended to read as follows.

304.18.2 Windows. Operable windows that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device when they are located in whole or in part within 12 feet above ground level or walking surface or 6 feet horizontally from the ground, a roof, or any other platform

Section 305 1 of the International Property Maintenance Code is amended to read as follows:

305.1 General The interior of a structure and equipment therein including but not limited to cabinets, counters and hardware, shall be maintained in good repair, structurally sound and in a sanitary condition Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property

Section 305 6 of the International Property Maintenance Code is amended to read as follows:

305.6 Interior doors. Every interior door, frame and hardware, shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware

Section 309 1 of the International Property Maintenance Code is amended to read as follows:

309.1 Infestation. All structures shall be kept free from insect, rodent, vermin, or other infestations. When an insect, rodent, vermin or other infestation is brought to the attention of the code official, he or she may require the owner or owner's authorized agent having charge or control of the building, lot or premise to hire a licensed exterminator or other qualified professional to inspect the building, lot or premise and provide a written report verifying the presence and severity of such infestation including in the report a recommendation for proper extermination or elimination of the infestation. All structures and/or areas in which infestations are found, shall be promptly exterminated by approved processes that will not be injurious to human health After extermination of the infestation is complete, the code official may request a written notice from the licensed exterminator or other qualified professional attesting to the completion and success of the recommended extermination procedures. After the infestation is eliminated, proper precautions shall be taken to prevent reinfestation

Section 309.2 of the International Property Maintenance Code is amended to read as follows.

309.2 Owner. The owner of any structure or premise shall be responsible for extermination within the structure or premise prior to renting or leasing the structure or premise. The owner of a structure or premise containing a dwelling unit, multiple occupancy, rooming house, or a nonresidential structure shall be responsible for maintaining the structure and premise in a rodent and/or pest-free condition. If an infestation is caused by an occupant substantially failing to properly maintain their occupied area of the structure or premise, "as clean and sanitary as the condition of the structure or premise permits" For as long as the occupant's failure either substantially causes an unlivable condition to occur or substantially interferes with the owner's ability to repair the condition, the owner does not have to repair the condition Where defects in a structure substantially contribute to or cause an infestation, the owner shall be responsible for the correction of the defect and extermination of the infestation

Section 309.3, 309 4, and 309.5 of the International Property Maintenance Code are deleted

Section 404 5, Table 404 5, 404 5 1, 404 5.2, and 404 6 of the International Property Maintenance Code are deleted

Section 602.2 of the International Property Maintenance Code is amended to read as follows:

602.2 Residential occupancies Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances, fireplaces and portable heaters shall not be used as a means to achieve compliance with this section.

Section 602.3 of the International Property Maintenance Code is amended to read as follows.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions.

1 When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity

2 In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Section 602.4 of the International Property Maintenance Code is deleted

Section 603 1 of the International Property Maintenance Code is amended to read as follows.

603.1 Mechanical equipment and appliances. Mechanical equipment, kitchen hoods, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing their intended function When new mechanical equipment is installed and the old equipment is no longer in use, the old equipment must be removed from the structure. Openings left in the walls, floors or ceilings must be properly repaired and painted Electrical circuits and gas lines must be properly abandoned and inspected

Section 604.3 of the International Property Maintenance Code is amended to read as follows.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper overcurrent devices, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons including the improper use of extension cords as permanent wiring, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard

Displays and decorative features associated with holidays and seasonal or celebratory events are allowed on a temporary basis. Holiday displays and decorative features with electrically supplied lights, displays, and equipment are allowed for a forty-five (45) day period where the forty-five (45) day period is considered as fifteen (15) days before, and thirty (30) days after the holiday or event. Removal of lighting and temporary or holiday displays shall be no later than the thirty-first (31st) day following the holiday or event. Failure to meet compliance is considered an electrical system hazard and shall subject the property owner to violations and fines pursuant to the Pico Rivera Municipal Code.

Section 704 1 3 #15 of the International Property Maintenance Code is amended to read as follows.

704.1.3 Fire protection systems. Fire protection systems shall be inspected, maintained and tested in accordance with the following California Fire Code requirements.

15 Smoke control systems, see Section 909

Section 702 4 of the International Property Maintenance Code is amended to read as follows:

702.4 Emergency escape and rescue openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices placed over emergency escape and rescue openings shall comply with the City of Pico Rivera Municipal Code and the California Building Standards Code.

Section 704 6.2 of the International Property Maintenance Code is amended to read as follows.

704.6.2 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. When low-voltage systems are required, the fire official may require additional sounder bases installed. Low voltage systems shall be installed per NFPA 72 fire alarm system requirements.

Exceptions:

- 1 Interconnection is not required in buildings which are not undergoing alterations, repairs or construction of any kind
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

Section 704 6 3 of the International Property Maintenance Code is amended to read as follows.

704.6.3 Power source. In existing construction, new construction, and in newly classified group R occupancies, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception:

- 1 Smoke alarms are not required to be equipped with battery backup where they are connected to an emergency electrical system
- 2 Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power
- 3 Interconnection of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

Section 705 1 of the International Property Maintenance Code is amended to read as follows:

705.1 General. Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the California Fire Code, except that alarms in dwellings covered by the California Residential Code shall be installed in accordance with Section R311 of that code

SECTION 19. The City Council hereby declares that it would have passed this Ordinance sentence by sentence, paragraph by paragraph, and section by section, and does hereby declare that the provisions of this Ordinance are severable, and if, for any reason, any sentence, paragraph or section of this ordinance shall be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 20. No person shall violate any provision or fail to comply with any of the requirements of this ordinance, and any person violating any provision, or failing to comply with any provision of this ordinance is guilty of a misdemeanor Any person convicted of a misdemeanor under the provisions of this ordinance shall be punished by a fine of not more than \$1,000 00, or by imprisonment in the City or County Jail for a period not exceeding one year, or by both such fine and imprisonment.

SECTION 21. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published or posted as prescribed by law This Ordinance shall take effect January 1, 2026

(Signatures on the following page)

ADOPTED AND PASSED this 12th day of November, 2025.



John R. Garcia, Mayor

ATTEST:



Cynthia Ayala, City Clerk

APPROVED AS TO FORM:

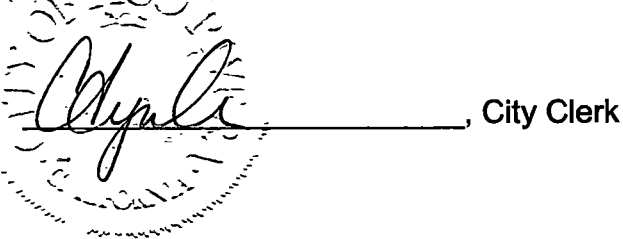


Arnold M. Alvarez-Glasman, City Attorney

(STATE OF CALIFORNIA)
) §
(COUNTY OF LOS ANGELES)

I, Cynthia Ayala, City Clerk of the City of Pico Rivera, do hereby certify that the foregoing Ordinance, Ordinance No 1200 was adopted at a regular meeting of the City Council of the City of Pico Rivera, held on Wednesday, November 12, 2025, with the following vote.

AYES: Camacho, Lara, Lutz, Sanchez, Garcia
NOES: None
ABSENT. None
ABSTAIN. None


_____, City Clerk