

City Council Meeting: October 14, 2025

Santa Monica, California

ORDINANCE NUMBER 2831 (CCS)

(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SANTA MONICA ADOPTING THE 2025 BUILDING STANDARDS CODE

WHEREAS, the California State Building Standards Commission approved and published the 2025 edition of the California Building Standards Code on July 1, 2025, and such code will be effective 180 days thereafter, which is January 1, 2026; and

WHEREAS, the 2025 California Building Standards Code includes the 2025 California Building, Residential, Electrical, Energy, Mechanical, Plumbing, Fire, Green Building, Wildland-Urban Interface, Historical and Existing Building Standards Codes; and

WHEREAS, California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5 provide that the City may make changes or modifications to the building standards contained in the California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, on June 30, 2025, the Governor signed into law Assembly Bill (AB) 130, which implements a freeze on certain state and local building code updates for nearly six years, subject to limited exceptions, commencing October 1, 2025; and

WHEREAS, exceptions include, among others, (1) changes or modifications that are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of September 30, 2025, (2)

changes or modifications relating to home hardening, and (3) changes or modifications to administrative practices related to enforcement of code violations; and

WHEREAS, the City's local amendments to the Building Standards Code include carryover amendments from the previous 2022 Code adoption cycle that were previously recommended from a collaborative group of Building Officials from the Los Angeles County region and other amendments that were in effect as of September 30, 2025, as well as proposed new local amendments related to updated code provisions, home hardening, and fire safety; and

WHEREAS, the proposed amendments include re-adoption of local amendments to the CALGreen 2024 Embodied Carbon Intervening Code to provide for a reduction in Portland Cement, amendments which were adopted by City Council on April 23, 2024 ("Low-Carbon Concrete Reach Code"); and

WHEREAS, the 2025 re-adoption of the Low-Carbon Concrete Reach Code uses the same language from the 2024 Intervening Code with no substantial changes to the previously adopted reach code; and

WHEREAS, the proposed amendments also include minor changes proposed to administrative and enforcement items in Article VIII, Building Regulations, of the Santa Monica Municipal Code (SMMC) to modify and clarify language to reflect current processes and to eliminate internal redundancies; and

WHEREAS, the remaining amendments constitute removal of local provisions that are no longer reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, on September 10, 2025, the Building and Fire Life Safety Commission met to consider recommendations to the City Council regarding adopting the 2025 California Building Standards Code, local amendments to that Code, and local climatic, geological, and topographical conditions; and

WHEREAS, at the September 10, 2025 meeting, the Building and Fire Life Safety Commission unanimously recommended that the City Council adopt a resolution making necessary local findings and adopt the 2025 California Building Standards Code with local amendments, and

WHEREAS, the City Council finds each of the local amendments necessary and applicable to Santa Monica based on local climatic, geological, and topographical conditions; and

WHEREAS, the City Council finds that each of the proposed amendments are substantially similar to amendments that were previously adopted by Council and were in effect as of September 30, 2025, or fall under one of the other exceptions in AB 130, including, but not limited to home hardening and/or administrative practices related to enforcement of code violations; and

WHEREAS, based upon the findings contained in the Resolution adopted concurrently with this Ordinance, the City Council has found that certain modifications and additions to the California Building Standards Code are reasonably necessary based upon local climatic, geological and topographical conditions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. It is the purpose and intent of this Ordinance to adopt 2025 California Building Standards Code, including the 2025 California Building, Residential, Electrical, Energy, Mechanical, Plumbing, Fire, Green Building, Wildland-Urban Interface, Historical and Existing Building Standards Codes, along with local modifications and changes that are necessary to address local climatic, geographical, and topographical conditions, and to readopt and make various administrative amendments to certain provisions of the Santa Monica Municipal Code relating to the 2025 California Building Standards Code

SECTION 2. Santa Monica Municipal Code Chapter 8.08, Administrative Code, is hereby readopted and amended as set forth in Exhibit A, Section 1.

SECTION 3. Santa Monica Municipal Code Chapter 8.12, Building Code, is hereby readopted and amended as set forth in Exhibit A, Section 2.

SECTION 4. Santa Monica Municipal Code Chapter 8.18, Existing Building Code, is hereby readopted and amended as set forth in Exhibit A, Section 3.

SECTION 5. Santa Monica Municipal Code Chapter 8.20, Historical Building Code, is hereby readopted and amended as set forth in Exhibit A, Section 4.

SECTION 6. Santa Monica Municipal Code Chapter 8.22, Residential Code, is hereby readopted and amended as set forth in Exhibit A, Section 5.

SECTION 7. Santa Monica Municipal Code Chapter 8.24, Electrical Code, is hereby readopted and amended as set forth in Exhibit A, Section 6.

SECTION 8. Santa Monica Municipal Code Chapter 8.28, Mechanical Code, is hereby readopted and amended as set forth in Exhibit A, Section 7.

SECTION 9. Santa Monica Municipal Code Chapter 8.32, Plumbing Code, is hereby readopted and amended as set forth in Exhibit A, Section 8.

SECTION 10. Santa Monica Municipal Code Chapter 8.36, Energy Code, is hereby readopted and amended as set forth in Exhibit A, Section 9.

SECTION 11. Santa Monica Municipal Code Chapter 8.39, Wildland-Urban Interface Code, is hereby adopted and amended as set forth in Exhibit A, Section 10.

SECTION 12. Santa Monica Municipal Code Chapter 8.40, Fire Code, is hereby readopted and amended as set forth in Exhibit A, Section 11.

SECTION 13. Santa Monica Municipal Code Chapter 8.44, Fire and Life Safety Prevention Requirements, is hereby readopted and amended as set forth in Exhibit A, Section 12.

SECTION 14. Santa Monica Municipal Code Chapter 8.58, Mandatory Seismic Retrofit Administrative Requirements, is hereby readopted and amended as set forth in Exhibit A, Section 13.

SECTION 15. Santa Monica Municipal Code Chapter 8.60, Mandatory Seismic Retrofit Requirements for Unreinforced Masonry Bearing Wall Buildings, is hereby readopted and amended as set forth in Exhibit A, Section 14.

SECTION 16. Santa Monica Municipal Code Chapter 8.64, Mandatory Seismic Retrofit Requirements for Existing Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms, is hereby readopted and amended as set forth in Exhibit A, Section 15.

SECTION 17. Santa Monica Municipal Code Chapter 8.68, Voluntary Seismic Retrofit Requirements for Cripple Walls and Sill Plate Anchorage in Single-Family Dwellings, is hereby readopted and amended as set forth in Exhibit A, Section 16.

SECTION 18. Santa Monica Municipal Code Chapter 8.72, Mandatory Seismic Retrofit Requirements for Soft, Weak or Open Front Walls in Light Wood Framed Buildings, is hereby readopted and amended as set forth in Exhibit A, Section 17.

SECTION 19. Santa Monica Municipal Code Chapter 8.76, Mandatory Seismic Retrofit Requirements for Existing Welded Steel Moment Frame Structures, is hereby readopted and amended as set forth in Exhibit A, Section 18.

SECTION 20. Santa Monica Municipal Code Chapter 8.80, Mandatory Seismic Retrofit Requirements for Existing Non-Ductile Concrete Buildings, is hereby readopted and amended as set forth in Exhibit A, Section 19.

SECTION 21. Santa Monica Municipal Code Chapter 8.108, Green Building Standards Code, is hereby readopted and amended as set forth in Exhibit A, Section 20.

SECTION 22. Any provision of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 23. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed

this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 24. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption. This Ordinance shall become effective on January 1, 2026.

APPROVED AS TO FORM:

DocuSigned by:
Heidi von Tongeln
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HEIDI VON TONGELN
Interim City Attorney

EXHIBIT A

- Section 1. Chapter 8.08 – Administrative Code
- Section 2. Chapter 8.12 – Building Code
- Section 3. Chapter 8.18 – Existing Building Code
- Section 4. Chapter 8.20 – Historical Building Code
- Section 5. Chapter 8.22 – Residential Code
- Section 6. Chapter 8.24 – Electrical Code
- Section 7. Chapter 8.28 – Mechanical Code
- Section 8. Chapter 8.32 – Plumbing Code
- Section 9. Chapter 8.36 – Energy Code
- Section 10. Chapter 8.39 – Wildland-Urban Interface Code
- Section 11. Chapter 8.40 – Fire Code
- Section 12. Chapter 8.44 – Fire and Life Safety Prevention Requirements
- Section 13. Chapter 8.58 – Mandatory Seismic Retrofit Administrative Requirements
- Section 14. Chapter 8.60 – Mandatory Seismic Retrofit Requirements for Unreinforced Masonry Bearing Wall Buildings
- Section 15. Chapter 8.64 – Mandatory Seismic Retrofit Requirements for Existing Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms
- Section 16. Chapter 8.68 – Voluntary Seismic Retrofit Requirements for Cripple Walls and Sill Plate Anchorage in Single-Family Dwellings
- Section 17. Chapter 8.72 – Mandatory Seismic Retrofit Requirements for Soft, Weak or Open Front Walls in Light Wood Framed Buildings

Section 18. Chapter 8.76 – Mandatory Seismic Retrofit Requirements for Existing Welded Steel Moment Frame Structures

Section 19 Chapter 8.80 – Mandatory Seismic Retrofit Requirements for Existing Non-Ductile Concrete Buildings

Section 20. Chapter 8.108 – Green Building Standards Code

SECTION 1. CHAPTER 8.08 – ADMINISTRATIVE CODE

§ 8.08.010. Purpose, scope and conflicting provisions.

(a) **Purpose.** The purpose of this Chapter is to establish the minimum requirements necessary to safeguard the public health, safety and general welfare through the administration and enforcement of the California Building Standards Code as adopted by this jurisdiction and codified in Article VIII of the Municipal Code.

(b) **Scope.** The provisions of this Chapter shall apply to the construction, alteration, moving, demolition, repair, site preparation, use, maintenance and occupancy of buildings, structures and building service equipment, and shall serve as the administrative, organizational and enforcement rules and regulations for the applicable codes and standards.

(c) **Conflicting Provisions.** When conflicting provisions or requirements occur between this Chapter and other codes, standards, or laws, the most restrictive provisions shall govern. When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. When conflicts occur between specific provisions of this Chapter and administrative provisions of applicable State codes and other standards, the specific provisions of this Chapter shall prevail.

§ 8.08.020. Definitions.

For the purpose of this Chapter, certain terms, phrases, words and their derivatives shall be construed as specified in this Section. Where a term, phrase or word does not appear in this Chapter but appears in the California Building Standards Code, the definition in the California Building Standards Code shall be applicable. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used.

“Alter” or “alteration” is a change or modification in construction or building service equipment.

“Approved,” as to materials, types of construction, equipment and systems, refers to approval by the Official as the result of investigation and tests conducted by the Official, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

“Building Code” is the Building Code of the City of Santa Monica.

“Building, existing” is a building for which a legal building permit has been issued.

“Building Official” is the Building Official of the City of Santa Monica appointed pursuant to Article VII of the City Charter, or his or her regularly authorized deputy.

“Building service equipment” is the plumbing, mechanical, electrical, elevator equipment or other services that are essential to the occupancy of a building or structure for its designated use.

“Code and this Code” are the Santa Monica Municipal Code, unless otherwise noted.

“Electrical Code” is the Electrical Code of the City of Santa Monica.

“Energy Code” is the Energy Code of the City of Santa Monica.

“Existing Building Code” is the Existing Building Code of the City of Santa Monica.

“Green Building Code” is the Green Building Standards Code of the City of Santa Monica.

“Jurisdiction,” as used in this Code, is the City of Santa Monica.

“Listed and listing” are terms referring to equipment and materials included in a list published by an approved testing laboratory, inspection agency, or other organization

concerned with product evaluation that maintains periodic inspection of current productions of listed equipment or materials. The published list shall state that the material or equipment complies with approved nationally recognized codes, standards or tests and has been tested or evaluated and found suitable for use in a specified manner.

“Mechanical Code” is the Mechanical Code of the City of Santa Monica.

“Occupancy” is the purpose for which a building, or part thereof, is used or intended to be used.

“Owner” is any person, agent, firm or corporation having a legal or equitable interest in the property.

“Plumbing Code” is the Plumbing Code of the City of Santa Monica. “Residential Code” is the Residential Code of the City of Santa Monica.

“Structure” is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

“Valuation” is the estimated fair market value of the cost of all construction work for which the permit is issued as determined by the Building Official. To determine the valuation, the Building Official may use the most current building valuation table published by the International Code Council, the mean of three responsible bids from properly licensed contractors or any other commonly accepted method to estimate construction costs.

§ 8.08.030. Powers and duties of the Building Official.

(a) General. The Building Official is hereby authorized and directed to enforce all the provisions of Article VIII of this Code, the California Building Standards Code and

applicable codes and standards, except Chapters 8.39, 8.40, and 8.44 related to Fire Safety, which shall be enforced in accordance with the provisions of those Chapters by the Fire Chief or the Fire Chief's designee. For such purposes, the Building Official and authorized deputies shall have the powers of a law enforcement officer. The Building Official shall have charge of the supervision and inspection of all buildings within the City and shall have power and be required to:

(1) Examine building plans in order to determine conformity with State laws and ordinances and issue building permits in connection therewith; and

(2) Enforce the laws and ordinances regulating the construction and maintenance of buildings and other structures.

(b) Mobile Home Parks. The Building Official is hereby authorized and directed to enforce the provisions of the Mobilehome Parks Act and Title 25 California Code of Regulations and shall have authority to promulgate and/or adopt administrative regulations governing the appeal of orders, decisions and determinations of the Building Official for matters related to such enforcement.

(c) Deputies. The Building Official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The Building Official may deputize such inspectors or employees as may be necessary to carry out the functions of this Chapter. In post disaster events, the Building Official may deputize private citizens who are qualified to provide damage assessment of buildings and structures on behalf of the City.

(d) Rules and Interpretations. The Building Official shall have the power to render interpretations, and to adopt and enforce supplemental rules and regulations as may be

deemed necessary to clarify the application of the provisions of this Chapter, the California Building Standards Code and applicable codes and standards. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this Chapter.

(e) Right of Entry. When necessary to make an inspection to enforce any of the provisions of this Chapter and applicable codes and standards, or when the Building Official has reasonable cause to believe that there exists in any building or upon a premises any condition which is contrary to or in violation of this Code, which makes the building or premises unsafe, dangerous or hazardous, the Building Official, or designee, may enter the building or premises at all reasonable times to inspect or to perform the duties imposed by this Code. The Building Official shall have recourse to all remedies provided by law to secure entry.

If the Building Official has reasonable cause to believe that the building, structure or any condition on a property is so unsafe, dangerous or hazardous as to require immediate inspection to safely protect public health and safety, the Building Official, or designee, shall have the right to immediately enter and inspect such property, and may use any reasonable means required to effect such entry and make such inspection, whether such property be occupied or unoccupied and whether or not permission to inspect has been obtained. If the property is occupied, then the Building Official, or designee, shall first present credentials to the occupant and demand entry, explaining the reasons therefor and the purpose of the inspection.

(f) Orders to Stop Construction Work. When work is being done contrary to any permit, to the provisions of this Chapter, the California Building Standards Code, any

development agreements or any other pertinent Federal, State or local ordinances and regulations, the Building Official, or any subordinate authorized to act on behalf of the Building Official, may order the work stopped, by giving notice in writing to persons engaged in the doing or causing such work to be done. No person shall fail to comply with the stop work order.

(g) Suspension or Revocation of Permits or Certificate of Occupancy. The Building Official may, in writing, suspend or revoke a permit or Certificate of Occupancy issued under the provisions of this Chapter whenever the permit or Certificate of Occupancy has been issued in error, on the basis of incorrect information supplied, without the payment of the required fees, or in violation of any Federal, State or local ordinances or regulations. Local ordinances and regulations include, but shall not be limited to:

(1) Any provision of the approved plans, applicable codes and standards or any other provision of the City's Municipal Code, which is applicable to the work, including, but not limited to, exterior noise standards and permitted hours of operation pursuant to Sections 4.12.130 and 4.12.140 of the Municipal Code;

(2) Any condition of City permit approval, including, but not limited to, planning and zoning requirements, required construction mitigation measures for occupied buildings and adjacent properties and tenant protection during construction;

(3) Safety standards for onsite use or occupancy, adjacent properties or the public way, as determined by the Building Official;

(4) Any administrative citations and compliance orders including the payment of any fines or penalties;

(5) Any air or water quality standards, including, but not limited to, asbestos contamination;

(6) Any required license, security or insurance related to the work;

(7) Any requirement set forth in a development agreement ordinance.

(h) Discontinue Use of Building Occupancy and Service Equipment. When a building or structure or building service equipment therein regulated by this Code and applicable codes and standards is being used, maintained or occupied contrary to the provisions of such codes, or is dangerous to human life, the Building Official may order such use or occupancy discontinued, entry to any such structure or building be limited, and require such structure, building or requirement be made safe and brought into compliance with this Code. No person shall fail to comply with such an order. The Building Official may further post signs limiting access to any building, structure or service equipment subject to a correction order issued pursuant to this Section. No person shall fail to comply with any such signage. No person shall deface, cover or remove such signage.

(i) Authority to Disconnect Utilities. The Building Official or the Building Official authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure or building service equipment therein regulated by this Code or applicable codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property.

The Building Official shall whenever possible notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and

occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter.

(j) Approval of Alternate Materials, Methods of Design and Methods of Construction. The Building Official may approve an alternate material, method of design or method of construction not specifically prescribed by the applicable codes and standards, provided the Building Official finds that the proposed design is satisfactory and complies with the provisions of applicable codes and standards and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in applicable codes and standards in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation. The Building Official shall require that sufficient evidence or proof be submitted to substantiate claims that may be made regarding its use.

(k) Requiring of Tests. Whenever there is insufficient evidence of compliance with the provisions of applicable codes and standards or evidence that materials or construction do not conform to the requirements of applicable codes and standards, the Building Official may require tests as evidence of compliance to be made at no expense to the jurisdiction.

Test methods shall be as specified by applicable codes and standards or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall determine test procedures. Tests shall be made by an approved agency. The Building Official shall retain reports of such tests for the period required for the retention of public records.

(l) Maintaining Records. The Building Official shall maintain sufficient records to show the approved use, occupancy and type of construction for all structures requiring permits and the applicable code standards applicable to any existing building. Such records shall include any special administrative approvals including alternate materials, methods of design and construction, modifications and tests.

The Building Official shall also maintain an official copy of the plans of every building issued a building permit during the life of the building except for any building containing a bank, other financial institution, or public utility.

(m) Cooperation of Other Officials, Officers, and Managers. The Building Official may request, and shall receive, the assistance and cooperation of other officials, officers, and managers of this jurisdiction so far as is required in the discharge of the duties required by this Code or other pertinent laws or ordinances.

(n) Liability. The Building Official charged with the enforcement of this Code, the California Building Standards Code and applicable codes and standards, acting in good faith and without malice in the discharge of duties, shall not thereby be rendered personally liable for damage that may accrue to persons or property as a result of an act or omission in the discharge of the assigned duties. A suit brought against the Building Official or employee because of such act or omission performed by the Building Official or employee in the enforcement of the provisions of such codes or other pertinent laws or ordinances implemented through the enforcement of this Code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom, shall be assumed by this jurisdiction.

This Section shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling a building, structure or building service equipment therein for damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming such liability by reason of the inspections authorized by this Code or permits or certificates issued under this Code.

§ 8.08.040. Board of Appeal.

(a) General. Pursuant to this Chapter, Section 1002 of the Santa Monica City Charter, the California Building Standards Code, the Building and Fire Life Safety Commission is hereby created as the Board of Appeal.

Members of the Commission shall be appointed by the City Council to serve a term of four years unless removed for cause. No Commission member shall hold any paid office with the City.

The Commission shall adopt reasonable rules and regulations for conducting investigations and business and shall render all decisions and findings in writing to the responsible official and appellants. Said Commission may also recommend to the appointing authority such new legislation as is consistent therewith.

The Building Official and Fire Marshal or designees shall be an ex-officio member of the Commission and shall act as secretary.

(b) Membership. The Building and Fire Life Safety Commission shall be composed of seven members. To the extent practicable as determined by the City Council, the Commission's membership shall be composed as follows: at least one State of California licensed or registered architect, civil engineer or structural engineer; one State of

California licensed building contractor; one State of California Certified Access Specialist; and one State of California Registered Fire Protection Engineer.

(c) Jurisdiction. The jurisdiction of this Commission shall be limited to hearing appeals of determinations, decisions and orders, including stop work, suspension or revocation orders, issued by the Building Official or the Fire Marshal relative to the application and interpretations of the California Building Standards Code and related codes and standards.

Unless otherwise specified above, the Commission shall have no jurisdiction over any matter reserved for any other board or commission established by City Charter or this Code, any citations or orders issued pursuant to Chapter 1.09 or 1.10 of this Code, or any abatement proceedings initiated under Chapter 8.92 or 8.96 of Article VIII of this Code or their successors.

(d) Timing of Appeals of Stop Work, Suspension or Revocation Orders. Any appeal of a stop work, suspension or revocation order issued by the Building Official or the Fire Marshal shall be filed with the Building Official within three business days after the issuance of the order. Enforcement of the suspension or revocation order is stayed pending resolution of the administrative appeal unless immediate enforcement of the order is mandated because:

(1) Continuation of the work presents an actual or potential danger to construction workers, occupants of adjacent structures, adjacent public infrastructure, or members of the public;

(2) Continuation of the work would be in violation of Santa Monica Building Code Section 108;

- (3) Continuation of the work would constitute a nuisance; or
- (4) No permit has been issued for the work.

When any of these factors are present, any person ordered to stop work shall comply with such order forthwith. If the suspension or revocation order is stayed pending appeal, any materials installed or constructed after issuance of the order may be required to be removed should the Building Official or Building and Fire Life Safety Commission affirm the order.

(e) **Timing of Other Appeals.** Unless otherwise specified by this Code, any appeal to the Building and Fire Life Safety Commission shall be filed within ten business days after the issuance of the underlying decision by the Building Official or the Fire Marshal.

(f) **Persons Eligible to Appeal.** Appeals may be filed by any permit applicant, the property owner of any permit at issue, or the recipient of any order. Whenever there are multiple parties with the right to appeal, the property owner's decision to appeal or not appeal shall control.

(g) **Judicial Review.** Any person aggrieved by any decision of the Building and Fire Life Safety Commission may seek judicial review of the decision.

§ 8.08.050. Permits required.

(a) **General.** No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, maintain or demolish any building, structure or building service equipment regulated by this Chapter, the California Building Standards Code and related codes and standards without first obtaining an appropriate permit for each building, structure or building service equipment from the Building Official except as specified in this Section.

No person shall do any exterior sandblasting within the City without first obtaining an appropriate permit for each separate work location or contractor.

No person shall perform any excavation or grading work without first obtaining an appropriate permit from the Building Official except as specified in this Section.

No person shall erect any temporary structures within the City without first obtaining an appropriate permit from the Building Official except as specified in this Section. Exemption from the permit requirements of this Chapter shall not be deemed to grant authorization for any work to be done in violation of the provisions of applicable codes and standards or any other laws or ordinances.

(b) **Temporary Structures.** Temporary structures such as reviewing stands, platforms, displays and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the Building Official for a limited period of time. Buildings or structures erected under a special permit need not comply with the type of construction or fire-resistive time periods required by the Building Code. Temporary structures shall be completely removed upon the expiration of the time limit stated in the permit.

(c) **Work Exempt from Building Permit.** A building permit shall not be required for the following:

(1) One-story detached accessory buildings not more than fourteen feet in height when used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed one hundred twenty square feet, when the surface of adjacent grade does not exceed one unit vertical in ten units horizontal (i.e., ten percent slope);

the building does not contain electrical, mechanical or plumbing work and the building conforms to the applicable zoning regulations of Chapter 9.04 of the Municipal Code.

(2) Exterior freestanding masonry or concrete walls not over four feet high, and other fences not over seven feet high.

(3) Oil derricks.

(4) Movable cases, counters and partitions not over five feet nine inches high.

(5) Retaining walls that are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.

(6) Water tanks supported directly upon grade if the capacity does not exceed five thousand gallons and the ratio of height to diameter or width does not exceed 2:1.

(7) Platforms, walks and driveways not more than thirty inches above grade and not over or surcharging any basement or story below.

(8) Painting, papering and similar finish work, including color or texture coating of exterior plaster.

(9) Flooring when installed on a concrete floor slab or when weighing not more than four pounds per square foot or replacing the same weight per square foot.

(10) Temporary motion picture, television and theater stage sets and scenery.

(11) Prefabricated swimming pools accessory to one- and two-family dwellings in which the pool walls are entirely above the adjacent grade and the capacity does not exceed five thousand gallons and there are no electrical, gas or plumbing equipment or components associated with the prefabricated swimming pool.

(d) **Work Exempt from a Grading Permit.** A grading permit is not required for the following:

(1) An excavation for construction of a structure permitted a valid building permit.

(2) Cemetery graves.

(3) Refuse disposal sites controlled by other regulations.

(4) Excavations for wells or tunnels or utilities.

(5) 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.

(6) Exploratory excavations under the direction of geotechnical engineers or engineering geologists.

(7) An excavation that is less than two feet in depth or does not create a cut slope greater than five feet in height and steeper than one unit vertical in one and one-half units horizontal (sixty-six and seven-tenths percent slope).

(8) A fill less than one foot in depth and placed on natural terrain with a slope flatter than one unit vertical in five units horizontal (twenty percent slope), or less than three feet in depth, not intended to support structures, that does not exceed fifty cubic yards on any one lot and does not obstruct a drainage course.

(e) **Work Exempt from Plumbing Permit.** A plumbing permit shall not be required for the following:

(1) Any plumbing work authorized by a valid combination-building permit.

(2) The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drain pipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this Code.

(3) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

(f) **Work Exempt from Electrical Permit.** An electrical permit shall not be required for the following:

(1) Any electrical work authorized by a valid combination-building permit.

(2) Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when the Electrical Code permits that cord or cable.

(3) Repair of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.

(4) Temporary decorative lighting.

(5) Repair or replacement of current-carrying parts of any switch, contactor or control device.

(6) Reinstallation of attachment plug receptacles, but not the outlets therefor.

(7) Replacement of an over-current device where the device is installed in the same location and is of the same manufacturer, same voltage, same ampere rating, same

characteristics, and has an interrupting capacity meeting conditions at the time of replacement.

(8) Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

(9) Taping joints.

(10) Removal of electrical wiring.

(11) Temporary wiring for experimental purposes in suitable experimental laboratories.

(12) The wiring for temporary theater, motion picture or television stage sets.

(13) Electrical wiring, devices, appliances, apparatus or equipment operating at less than twenty-five volts and not capable of supplying more than fifty watts of energy.

(14) Low-energy power, control and signal circuits of Class II and Class III as defined in the Electrical Code.

(15) Installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

(g) **Work Exempt from Mechanical Permit.** A mechanical permit shall not be required for the following:

(1) Any mechanical work authorized by a valid combination-building permit.

(2) Portable heating appliance, ventilating equipment, cooling unit or evaporative cooler.

(3) Closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by the California Mechanical Code.

(4) Replacement of any component part of assembly of an appliance that does not alter its original approval and complies with other applicable requirements of applicable codes and standards.

(5) Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of applicable codes and standards.

(6) A unit refrigerating system as defined in the Mechanical Code.

§ 8.08.060. Permit application.

(a) Application. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Building Official for that purpose. Every such application shall identify and describe the work to be covered by the permit for which each application is made, the responsible party for the work and such other information that the Building Official may require to show conformance to applicable laws and regulations. When an architect or engineer prepares or is required to prepare submittal documents, the application shall designate the architect and/or engineer of record.

(b) Submittal Documents. When required by the Building Official, plans, specifications, engineering calculations, diagrams, soil investigation reports, sound tests, material tests, Construction Management Plans as required by Chapter 8.98 of this Code, special inspection and structural observation programs and other data shall be submitted with each application for a permit. When an architect or engineer does not prepare such plans, the Building Official may require the applicant submitting such plans or other data to

demonstrate that State law does not require that a licensed architect or engineer prepare the plans before accepting submittal documents or permit application.

Deferral of any submittal items shall require prior approval of the Building Official. If the Building Official approves the deferral of submittals to a time after permit issuance, the approved plans shall list the deferred submittals. The deferred submittal items shall not be installed until the Building Official has approved their design and submittal documents.

(c) Investigation. Whenever work for which a permit is required by this Chapter has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work when so ordered by the Building Official.

(d) Information on Plans and Specifications. Plans and specifications shall be drawn to scale and 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 all relevant laws, ordinances, rules and regulations.

(e) Special Inspection and Structural Observation Program. When the Building Code requires special inspection and/or structural observation, the architect or engineer of record shall prepare an inspection program which shall be submitted to the Building Official for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work to have special inspection, the name or names of the individuals or firms who are to perform the special inspections and indicate the duties of the special inspectors, including any required nondestructive testing.

The Building Official, or when approved by the Building Official, the owner, the engineer or architect of record, or an agent of the owner, but not the contractor or any other person responsible for the work, shall employ the special inspector. When structural observation

is required, the inspection program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

(f) Preconstruction Meetings. The Building Official may require the permit holder to participate in a preconstruction conference prior to the completion of plan review and permit issuance to review the plans and specifications for adequacy and sufficiency of details and conformance to building standards and interpretations.

(g) Change of Architect or Engineer of Record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all the duties required of the original architect or engineer of record. In such cases, the owner shall notify the Building Official in writing if the architect or engineer of record is changed or is unable to continue to perform the duties. The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

(h) Expiration of Application for Permit.

(1) A permit application shall expire if no permit is issued within eighteen months after the date the permit application is filed, except as provided below.

(A) An application for a demolition permit for the demolition of residential buildings and structures, which are subject to the replacement project requirements of the City's Zoning Ordinance, shall expire if no permit is issued within two years following the date the application is filed.

(B) An application for a permit for a project subject to the construction rate program of the City's Zoning Ordinance shall not expire while that project remains on the waiting list for a building permit.

(C) An application for a demolition permit for a building or structure in which the original permit was issued more than forty years before the date of filing of the demolition permit application shall expire if no permit is issued within three years following the date the application is filed.

(D) An application for a project that requires a Coastal Development Permit shall expire if no building permit is issued within three years of the building permit application filing date; however, if the project includes an approved vesting tentative map, the permit application expiration date shall be extended to be concurrent with the term of the vesting tentative map for the project.

(E) An application for a one hundred percent affordable housing project shall expire if no building permit is issued within three years of the building permit application filing date. For the purposes of this Section, one hundred percent affordable housing projects are any housing projects where all of the dwelling units are deed restricted as affordable to fifty percent AMI households, eighty percent AMI households, or moderate-income households.

(F) Notwithstanding the foregoing, all complete applications filed prior to January 6, 2025 shall be extended for an additional period of one year, provided that the applicant attests that the project will comply with all current code requirements applicable to the project.

(2) No action may be taken on an application after expiration. Plans and other data submitted for review may thereafter be returned to the applicant or purged by the Building Official. To obtain a permit, applicants shall submit a new application, new submittal documents and pay a new plan review fee. All applicable standards in effect at the time of the new application shall then apply to the project.

(i) Extensions. The Building Official may grant three six-month extensions of the eighteen-month plan check time period set forth in subsection (h)(1) above. The Building Official may grant one twelve-month extension of the plan check time period set forth in (h)(1)(D) and (E), above. In all cases, the applicant must demonstrate that:

(1) No changes have been made or will be made to the original plans and specifications except as required by the original plan review; and

(2) No pertinent laws or ordinances have been amended subsequent to the date the original application was filed which would cause the development project at issue to be inconsistent with such amended provisions; and

(3) Any approvals granted under Article 9 of the Municipal Code are still valid and have not expired; and

(4) Circumstances beyond the control of the applicant have prevented the permit from being issued in the authorized time period.

§ 8.08.070. Permit issuance, extension and renewal.

(a) **Issuance.** If the Building Official finds that the work described in an application for a permit and submittal documents conforms to the requirements of this Article, the California Building Standards Code and other pertinent laws and ordinances, and that the applicant has paid all required fees, the Building Official shall issue a permit for the work

to the applicant. When a permit is issued for which plans are required, the construction documents shall be approved in writing or by stamp.

No building permit or demolition permit shall be issued by the City for any development that requires a coastal development permit under the California Coastal Act of 1976, Public Resources Code Section 30000 et seq., until such time as a coastal development permit has been issued for such development.

(b) **Partial Permit.** The Building Official may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements. The holder of a partial permit shall proceed without assurance that the permit for the entire building, structure or building service will be granted.

(c) **Expiration.** Every permit issued under the provisions of this Code expires by limitation and becomes null and void when any of the following circumstances is applicable:

(1) **Failure to Start Construction.** If the building or work authorized by such permit is not started within one year from the date of permit issuance;

(2) **Cessation of Work.** If the building or work authorized is suspended or abandoned at any time after the work has started, for a period of one hundred eighty days or more;

(3) **Time to Complete.** In addition to subsections (1) and (2) above, every permit issued under the provisions of this Chapter expires by limitation and becomes null and

void when the time allowed to complete all work authorized by the permit exceeds three years from the date of permit issuance, except as provided in subsection (d)(1)(A). The time allowed to complete all work authorized by a permit: (A) issued and active as of March 13, 2020; (B) issued between March 13, 2020 and December 31, 2022; or (C) issued pursuant to a complete application submitted between March 13, 2020 and December 31, 2022, shall be five years.

(4) Notwithstanding the foregoing, the time allowed to start and complete all work authorized by a permit issued prior to January 6, 2025 shall be extended for an additional period of one year, provided that the applicant attests that the project will comply with all current code requirements applicable to the project.

(d) **Extensions.**

(1) Extensions of time from the stated periods in subsection (c) above may be permitted for good reason, provided such requests are submitted to the Building Official in writing prior to permit expiration. The written request must demonstrate that:

(A) Due to circumstances beyond the owner's or permittee's control, construction could not be commenced, continued or completed in the authorized time period;

(B) If construction has started, substantial progress has been made;

(C) The condition of the property presents no health or safety hazard;

and

(D) The continued delay will not create any unreasonable aesthetic impact to the neighborhood or substantial economic detriment to neighboring property owners.

(2) The time periods set forth to start construction within one-year or resume construction after cessation of work for one hundred eighty days may each be extended no more than once, and the time period set forth to complete construction may be extended no more than three times; however, if the project includes the preservation of a designated City of Santa Monica landmark, the period to complete construction may be extended no more than four times. Each extension of time shall not exceed one hundred eighty days.

(e) **Extension Request Appeals.** The decision of the Building Official may be appealed to the Director of Planning and Community Development, who shall conduct a de novo review. Any such appeal shall be filed in writing within seven days of the decision of the Building Official. The decision of the Director of Planning and Community Development shall be final.

(f) **Renewal.** Before any work authorized under an expired permit can be recommenced, the permit holder shall file an application for renewal. Such application shall include all original submittal documents and shall identify any changes that have been made or will be made in the original plans and specifications for such work. If the Building Official finds that the work remaining to be completed under the permit conforms to the requirements of applicable codes and standards and other pertinent laws and ordinances, and that the applicant has paid all required fees, the Building Official shall renew the permit for the work to the applicant. No work shall recommence until the renewal application and submittal documents are approved.

§ 8.08.080. Fees.

(a) Fees. The fee for each service provided in the administration and enforcement of this Chapter shall be as set forth by Resolution of the City Council based on the estimated reasonable cost of providing the service, except for penalties.

(b) Valuation. When valuation is a basis for fees, the Building Official shall determine the valuation in accordance with the provisions of this Code.

(c) Special Services. When plans, tests, inspections and associated reports require special review and analysis by an outside entity, said fees shall be in an amount reasonably necessary to defray costs to the City directly attributable to employing or contracting with such private entity. Direct costs shall include administrative and overhead costs of the City for procuring and monitoring the work attributable to the outside entity.

(d) Reinspection Fees. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Reinspection fees may also be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

(e) Refunds. The Building Official shall authorize refunding of a fee paid under the provisions of this Chapter that was erroneously paid or collected or when paid for services not provided. When partial services are performed, the Building Official shall determine the proportion of the fee to be refunded based on the estimated reasonable cost of the service not performed. Applications for refund must be made in writing within one year of fee payment.

§ 8.08.090. Standard inspections.

(a) General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and the construction or work shall remain accessible and exposed for inspection purposes until approved by the Building Official. It shall be the duty of the permit holder to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor this jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

(b) Survey. The Building Official may require a survey of the lot to verify that the structure is located in accordance with the approved plans.

(c) Inspection Record Card. Work requiring a permit shall not be commenced until the permit holder or the agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the Building Official conveniently to make the required entries thereon regarding inspection of the work. The permit holder shall maintain this card available until the Building Official has granted final approval.

(d) Maintenance of Approved Plans. Approved plans and specifications shall not be changed, modified or altered without authorizations from the Building Official, and all work regulated by this Code shall be done in accordance with the approved plans, which shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

(e) Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one working

day before such inspection is desired. Such request may be in writing or by telephone at the option of the Building Official. It shall be the duty of the person requesting any inspections required either by this Code or applicable codes and standards to provide access to and means for inspection of the work.

(f) 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 that that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permit holder 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.

There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use prior to such occupancy or use.

(g) Required Building Inspections. No work shall be covered or concealed without first obtaining the approval of the Building Official. The Building Official may make or require other inspections of construction work to ascertain compliance with the provisions of this Code or applicable codes and standards and other laws applicable to the work.

§ 8.08.110. Approved fabricators.

(a) General. The Building Official may approve portions of the work authorized under any permit to be constructed off-site at the premises of an approved fabricator.

(b) Application for Approved Fabricator License. Prior to any work being constructed off site, the fabricator shall submit an application for approved fabricator status on the form supplied for such purpose by the Building Official.

The application shall include a detailed fabrication procedural manual reflecting key quality control procedures that provides a basis for inspection control of workmanship and the fabricator plant and the name of the approved inspection or quality control agency that will monitor the effectiveness of the quality control program.

(c) Special Inspection Requirements. The Building Official shall determine if the work is of such a nature to require periodic or continuous special inspection in addition to the quality control measures of the fabricator and periodic monitoring by the approved inspection or quality control agency.

(d) Certificate of Compliance. For any work constructed off site, the approved fabricator shall submit a certificate of compliance to the Building Official and to the engineer or architect of record stating that the work was performed in accordance with the approved plans and specifications.

(e) Monitoring Reports. The approved inspection or quality control agency shall notify the Building Official in writing of any change to the procedural manual, the fabricator's quality control capabilities, plant and personnel as outlined in the fabrication procedural manual and the results of periodic plant inspections.

(f) Revocation of Approved Fabricator Status. The Building Official may revoke the license of any approved fabricator if it is found that work done pursuant to the approval is in violation of applicable codes and standards or this Chapter. The decision of the Building Official in these matters shall be final.

§ 8.08.130. Certificate of occupancy.

(a) Use or Occupancy. Buildings or structures shall not be used or occupied, nor shall a change in the existing occupancy classification of a building or structure or portion

thereof be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein.

(b) Certificate Issued. After the Building Official inspects the building or structure and finds no violations of the provisions of this Code, approved plans and specifications, or any other pertinent laws, the Building Official shall issue a Certificate of Occupancy that shall contain the following:

- (1) Building permit number.
- (2) Address of the building.
- (3) Name and address of the owner.
- (4) Description of that portion of the building for which the certificate is issued.
- (5) A statement that the described portion of the building has been inspected

for compliance with the requirements of this Code for the group and division of occupancy and the use for which the proposed occupancy is classified.

- (6) Name of the Building Official.

(c) Temporary Certificate. The Building Official may issue a Temporary Certificate of Occupancy for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure if the Building Official finds that substantial hazard will not result from occupancy of a building or portion thereof before the same is completed, and the required accessibility features are in place. The Building Official may require sufficient security to guarantee the completion of any outstanding construction and the payment of all outstanding obligations.

(d) Posting. The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

§ 8.08.140. Validity of approvals.

(a) Issuance of Permits. The issuance of a permit or approval of plans or submittal documents shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Chapter, the California Building Standards Code, and other applicable codes and standards, or of any other ordinance of this jurisdiction, State or Federal law. Permits presuming to give authority to violate any pertinent law or ordinance shall not be valid.

(b) Validity of Inspections. 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.

(c) Validity of Certificate of Occupancy. Issuance of a Certificate of Occupancy shall not be construed as an approval of 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 of other ordinances of the jurisdiction shall not be valid.

(d) Conformance to Code. The issuance of a permit based on plans, specifications and other data or the approval as a result of an inspection shall not prevent the Building Official from thereafter requiring the correction of errors in said plans, specifications and other data or constructed work prior to use or occupancy or thereafter.

§ 8.08.150. Copy of approved plans.

(a) Plans Available for Viewing. Approved plans maintained by the Building Official shall be open for inspection as a public record at the City facility designated by the Building Official.

(b) Copy of Approved Plans. Before duplicating in whole or part the approved plans, the Building Official shall request the written permission of the certified, licensed or registered professional or his or her successor, if any, who signed the original documents and the written permission of the original or current owner of the building, or, if the building is part of a common interest development, with the written permission of the board of directors or governing body of the association established to manage the common interest development to duplicate the plans.

(c) Written Request to Owner and Professionals. The written request to a licensed, registered, or certified professional may be made by sending a registered letter to the licensed, registered, or certified professional requesting his or her permission to duplicate the official copy of the plans and sending with the registered letter, a copy of the affidavit furnished by the Building Official, which has been completed and signed by the person requesting to duplicate the official copy of the plans. The Building Official shall send registered letters to the most recent address of the licensed, registered, or certified professional available from the California State Board that licensed, registered or certified the professional.

(d) Cost to Provide Copies. The City Council may establish a fee to be paid by any person who requests the Building Official to duplicate the official copy of any plans pursuant to this Section, in an amount which it determines is reasonably necessary to cover the costs pursuant to this Section.

(e) Approval or Authorization Unreasonably Withheld. The certified, licensed, or registered professional's refusal to permit the duplication of the plans is unreasonable if, upon request from the Building Official, the professional does either of the following:

(1) Fails to respond within thirty days of receipt by the professional of the request. However, if the Building Official determines that the professional is unavailable to respond within thirty days of receipt of the request due to serious illness, travel, or other extenuating circumstances, the Building Official shall extend the time period to allow the professional adequate time to respond, as determined to be appropriate to the individual circumstance, but not to exceed sixty days.

(2) Refuses to give his or her permission for the duplication of the plans after receiving the signed affidavit and registered letter specified in subsections (b) and (c).

(f) Requestor's Affidavit. The Building Official shall furnish the form of an affidavit to be completed and signed by any person requesting to duplicate the approved plans, which contains provisions stating all of the following:

(1) That the copy of the plans shall only be used for the maintenance, operation, and use of the building.

(2) That drawings are instruments of professional service and are incomplete without the interpretation of the certified, licensed, or registered professional of record.

(3) That subdivision (a) of Section 5536.25 of the Business and Professions Code states that a licensed architect who signs plans, specifications, reports, or documents shall not be responsible for damage caused by subsequent changes to, or use of, those plans, specifications, reports, or documents where the subsequent changes or uses, including changes or uses made by State or local governmental agencies, are not authorized or approved in writing by the licensed architect who originally signed the plans, specifications, reports, or documents, provided that the written authorization or approval was not unreasonably withheld by the architect and the architectural service

rendered by the architect who signed the plans, specifications, reports, or documents was not also a proximate cause of the damage.

§ 8.08.160. Connection to utilities.

(a) Utility and Energy Connections. Persons shall not make connections from a utility or other source of electrical power; natural gas; potable, reclaimed or gray water; or solar energy, to building service equipment, which is regulated by applicable codes and standards and for which a permit is required by this Code, until approved by the Official.

(b) Temporary Connections. The Building Official may authorize the temporary connection of the building service equipment to a source of: electrical power; natural gas; potable, reclaimed or gray water; or solar energy for the purpose of testing building service equipment, or for use under a Temporary Certificate of Occupancy.

(c) Connection after Order to Disconnect. Persons shall not make connections from a source of: electrical power; natural gas; potable, reclaimed or gray water; or solar energy, nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

§ 8.08.170. Abrasive blasting regulations.

(a) Purpose. The purpose of this Section is to establish minimum standards for abrasive blasting; to safeguard property and public welfare; and to reduce human exposure to noxious materials such as lead and asbestos.

(b) Definitions. The following words or phrases, as used in this Section shall have the following meanings:

“Abrasive blasting” is the cleaning or preparing of a surface by forcibly propelling a stream of abrasive material against the surface.

“Abrasive material” is any material used in an abrasive blasting operation including, but not limited to, sand slag, steel shot, garnet or walnut shells.

“Certified lead inspector/assessor” means an individual who is currently certified in accordance with the California Code of Regulations Title 17 Section 35005.

“Certified lead project designer” means an individual who is currently certified in accordance with the California Code of Regulations Title 17 Section 35006.

“Certified lead project monitor” means an individual who is currently certified in accordance with the California Code of Regulations Title 17 Section 35007.

“Certified lead supervisor” means an individual who is currently certified in accordance with the California Code of Regulations Title 17 Section 35008.

“Certified lead worker” means an individual who is currently certified in accordance with the California Code of Regulations Title 17 Section 35009.

“Lead-contaminated dust” means lead-contaminated dust as defined pursuant to the California Code of Regulations Title 17 Section 35035.

“Lead-contaminated soil” means lead-contaminated soil as defined pursuant to the California Code of Regulations Title 17 Section 35036.

“Lead hazard” means lead hazard as defined pursuant to the California Code of Regulations Title 17 Section 35037.

“Lead-related construction work” means lead-related construction work as defined pursuant to the California Code of Regulations Title 17 Section 35040.

(c) Permit Required. No person shall do any exterior abrasive blasting sandblasting within the City without first obtaining a permit. A permit shall be required for each separate work location or contractor. A permit issued pursuant to this Section shall require compliance with all local, State, and Federal regulations, including, but not limited to, waste disposal, urban runoff control, and asbestos emission control per the South Coast Air Quality Management District Rule 1403.

(d) Application. To obtain a permit, the applicant shall file an application with the Building Official. Each application shall state the location, name and address of the responsible party, estimated times abrasive blasting will take place, amount of insurance for property damage and public liability that the applicant carries, the name of the insurance company issuing the policy and the contractor qualifications.

(e) Required Test Submittal Documents. Each application for abrasive sandblasting shall also include a determination of the lead content of each surface(s) to be abraded and shall be made by a certified lead inspector/assessor. This determination shall be based on a representative sample of paints chips. Samples shall be collected in accordance with a sampling plan developed for each separate work location. Samples shall be analyzed by a laboratory currently accredited by the State of California Department of Health Services, California Environmental Laboratory Accreditation Program (ELAP). Analysis of surface coatings and materials shall be performed in a manner that meets the requirements of subsection (d)(9) and subsection (n)(4) of Title 8 California Code of Regulations Section 1532.1.

(f) Qualifications. Where the lead content of a surface(s) is below six hundred parts per million (ppm), the contractor shall be required to have a California State Licensing

Board license with a specialty contractor classification C61 (D38 Sand and Water Blasting) per the California Code of Regulations Title 16, Division 8, Article 3.

Where the lead content of surface(s) is six hundred ppm or greater the contractor shall be required to have a California State Licensing Board license with a specialty contractor classification C61 (D38 Sand and Water Blasting) per the California Code of Regulations Title 16, Division 8, Article 3. In addition, individuals who perform all work including the preparation of the work plan, abatement, and clearance shall be properly qualified in accordance with the California Code of Regulations Title 17, Division 1, Chapter 8, Article 1, Section 35001 et seq. Lead abatement plans shall be prepared by a certified lead project designer or lead project monitor; lead abatement work shall be performed by a certified lead supervisor(s) and certified lead worker(s). All clearance work shall be performed by a certified lead inspector(s)/assessor(s) or a certified lead project monitor(s).

(g) Lead Hazard. No person shall perform lead-related construction work on any surface in a manner that creates a lead hazard pursuant to California Health and Safety Code Section 105255(a). Where lead concentrations in paint are six hundred ppm or greater and abrasive blasting has been performed, a clearance inspection shall be performed by a certified lead inspector/assessor. In no case following abrasive blasting shall residual soil concentrations of lead exceed four hundred ppm, unless a prior determination established a background lead concentration in soil above four hundred ppm, in which case no residual soil concentration of lead shall exceed the background levels.

(h) Noise Restrictions. Abrasive blasting shall comply with the noise standards of Municipal Code Section 4.12.110.

(i) Dry Sandblasting Limits. No dry abrasive blasting shall be permitted except upon special permission of the Building Official. Permission shall be granted only in those situations where wet abrasive blasting cannot be done due to unique circumstances. Any application for dry abrasive blasting shall state thereon the reasons why wet abrasive blasting cannot be used and the additional precautions that will be taken to protect the public.

(j) Notice Prior to Abrasive Blasting. A minimum of three days' notice shall be given to owners, tenants and occupants of all structures within one hundred fifty feet of the site on which abrasive blasting is to be done.

(k) Additional Requirements. At the Building Official's discretion, restrictions in addition to the standards set forth in this chapter may be imposed on a case-by-case basis, when such additional restrictions are necessary to protect the public health and safety.

§ 8.08.180. Responsibility for Code enforcement in mobile home parks.

(a) Local Authority. City Council hereby reaffirms Resolution Number 2536 (CCS) adopted November 11, 1961, whereby the City assumes responsibility for enforcement of State of California regulations and requirements for mobile home parks.

§ 8.08.190. Temporary trailer permits.

(a) House-Type Trailers. Whenever the expression "house-type trailers" is used in this Section, it shall mean house trailers, trailer coaches, mobile homes, and similar vehicles as are defined in Section 18000 et seq., of the California Health and Safety Code.

(b) Regulations. The following regulations shall apply to house-type trailers other than mobile homes located in mobile home parks for use other than as living accommodations. No person, firm or corporation shall use, store, or place a house-type trailer for any purpose or in any manner except as in these regulations provided:

(1) No person, firm or corporation shall use a house-type trailer for any purpose or in any manner without first obtaining a written permit from the Building Official authorizing such use, storage, or placement.

(2) No person, firm or corporation shall use, store or place a house-type trailer for any purpose or in any manner in violation of or in nonconformance with any of the terms provided in a permit issued by the Building Official for use, storage, or placement of said house-type trailer.

(c) Permit Standards. The Building Official shall be guided by the following standards in the issuance of permits for the use, storage, and placement of house-type trailers:

(1) No house-type trailer shall be used in any residential zone for any purpose other than storage thereof, except when used in connection with the erection of new structures.

(2) No house-type trailer or house-type trailers singly, in connection groups, or otherwise shall be used for any purpose on any lot or parcel, as defined in Article IX of this Code, for a cumulative period of more than six months in any twelve consecutive months, except as hereinafter provided for any purpose other than storage thereof.

(3) Except in connection with the erection of new structures, no house-type trailer shall be used for any purpose not directly connected and associated with a business or activity conducted within an enclosed building on the lot or parcel upon which

it is used or upon a lot or parcel immediately adjacent or contiguous thereto which is under the ownership, operation, or direct control of the person, firm or corporation to whom the permit is issued.

(4) No permit shall be issued for the use of a house-type trailer unless there are legally provided toilet facilities located within a reasonable distance not to exceed two hundred feet from the closest point of said house-type trailer, which toilet facilities are owned, operated, or under the direct control of the permittee.

(5) The total space occupied by a house-type trailer or trailers used under such permit shall not exceed one percent of the total square footage of the enclosed portion of the building described above for the activity, provided that the space occupied by the house-type trailer may be limited to one house-type trailer used in connection with any business or businesses which are related to each other and are, directly or indirectly, under a common ownership or management, if the space which would be occupied by any house-type trailers in excess of one is normally used for parking of automobiles or has been so used within three months of the time of the application for the permit, and only if the automobiles so displaced may be accommodated on other off-street parking facilities owned or controlled by permittee.

(d) Permit Time and Frequency Limits. The permit issued hereunder may be extended for a period not to exceed one year, provided that in the event of such an extension, no further permit shall be issued for use on the same or adjacent premises or on premises owned, operated, or controlled by the permittee or his or her successor or successors in interest for a period of two years succeeding expiration of the extended permit.

§ 8.08.200. Bracing of water heaters.

Prior to any building sale, or as part of any building permit or inspection carried out by the Building and Safety Division, all water heaters shall be braced in conformance with the minimum standards established by the Division of the State Architect or California Building Code.

§ 8.08.210. Building addresses.

(a) Assigning of Address Ranges to Land. The City Engineer shall assign address numbers to all parcels of land in the City of Santa Monica and shall indicate the same upon an official City map.

One hundred numbers shall be assigned to each and every block between streets and avenues and wherever such streets and avenues do not extend through any platted or unplatted lands, the number shall be assigned to the spaces between such streets if extended through such lands.

(b) Assigning of Addresses to Buildings or Use of Land. The Building Official shall assign address numbers to buildings and when land is used for approved purposes.

To facilitate emergency services and record keeping, the Building Official shall assign only one numerical address for any new building. Portions of a building divided for separate tenants shall use unit numbers or letters subordinate to the main numerical address. Addresses shall not be assigned to accessory structures. The Building Official may grant exceptions to these requirements when requested by the Fire Chief or Chief of Police to improve emergency response efforts or to facilitate City record keeping.

(c) Posting of Building Addresses. All buildings shall display the assigned address number so as to be visible from the street upon which the address is based.

§ 8.08.220. Expedited solar system permitting.

Solar energy systems which qualify for expedited permit processing, pursuant to Government Code Section 65850.5, shall be subject to the administrative permitting procedures set forth in the City's Solar Energy System Permit Expediting Ordinance.

§ 8.08.230. Expedited electric vehicle charging station permitting.

Electric vehicle charging stations which qualify for expedited permit processing, pursuant to Government Code Section 65850.7, shall be subject to the administrative permitting procedures set forth in the City's Electric Vehicle Charging Station Permit Expediting Ordinance.

SECTION 2. CHAPTER 8.12 – BUILDING CODE

§ 8.12.010. Adoption.

That certain document entitled “California Building Code, 2025 Edition,” which adopts by reference the International Building Code, 2025 Edition, as published by the California Building Standards Commission and the International Code Council including “Seismic Hazard Maps,” as published by the United States Geological Survey (excluding Chapter 1 Division II, and Chapters 7A, 16A, 17A, 18A, 19A, 21A, 22A), including Chapter 1, Division I, and Appendix J are hereby adopted with the local amendments and provisions of this Chapter, and with Chapters 8.18 and 8.48 through 8.80 of the Santa Monica Municipal Code, as the Building Code of the City of Santa Monica.

§ 8.12.020. Local amendments to the California Building Code.

Notwithstanding any provisions of the California Building Code, California Building Standards Code, State Housing Law or other codes adopted by any Chapter in Article VIII of the Municipal Code to the contrary, the following local amendments shall apply

§ 8.12.040. Essential facilities.

The following facilities are designated as essential facilities, which are necessary for emergency operations subsequent to a natural or man-made disaster: police stations, fire stations and City Hall East. Such facilities shall be categorized as Risk Category IV as defined in Chapter 16 of the California Building Code.

§ 8.12.050. Supplemental land hazard zone requirements.

In addition to those areas recognized under the State Seismic Hazards Mapping Act, certain portions of the City are hereby established as Seismic Hazard Zones and Geologic Hazard Zones. Said zones shall be known as outlined, illustrated and designated in the

Safety Element of the General Plan on the Districting Maps. Said maps together with all legends, indices and explanatory notes thereon are hereby made a part of these codes. It is further provided that adjustments and changes may be made hereafter in the boundaries of said zones by the Building Official to implement the Safety Element of the General Plan as additional geologic or subgrade data is made public.

For the purposes of these codes, all construction within the scope of these codes that is within a Land Hazard Zone shall be subject to special design requirements, which are necessary to effect the stated purpose of these codes. Special design requirements shall conform to the guidelines of the California Department of Conservation, Division of Mines and Geology.

§ 8.12.070. Fire retardant roofing.

Section 1505.1 of the California Building Code is amended to read as follows:

All roofs shall be Class A or B roofing assemblies in accordance with the Building Code. The use of non-fire-retardant wood shingles or non-fire-retardant shakes for new or replacement roofing is prohibited. Class A or B roof assemblies and roof coverings shall be listed and tested in accordance with ASTM E108 or UL 790. In addition, fire-treated wood roof covering shall be tested in accordance with ASTM D2898.

Section R902.1 of the California Residential Code is amended to read as follows:

Roof decks shall be covered with materials as set forth in Section R904 or with roof coverings as set forth in Section R905. *A minimum Class A, B or C 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. Where Class A, B or C roof assemblies

are required, they shall be tested in accordance with ASTM E 108 or UL 790. Where required, the roof assembly shall be listed and identified as to class by an approved testing agency. The use of non-fire-retardant wood shingles or non-fire-retardant shakes for new or replacement roofing is prohibited.

§ 8.12.080. General structural design provisions.

(a) **Rooftop Coverings.** Section 1507.3.1 of the California Building Code is amended to read as follows:

1507.3.1 Deck Requirements. Concrete and clay tile shall be installed only over solid structural sheathing.

(b) **Subdiaphragm Design.** Section 1613.5.2 is added to Chapter 16 of the 2025 California Building Code to read as follows:

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

12.11.2.2.3 Wood Diaphragms.

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

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form subdiaphragms to transmit the anchorage forces to the main continuous crossties.
2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75% of the maximum diaphragm shear.

(c) **Hillside Building.** Section 1613.6 is added to Chapter 16 of the California Building Code to read as follows:

1613.6 Seismic Design Provisions for Hillside Buildings.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1613.6.4 Analysis and Design.

1613.6.4.1 General. Every hillside building within the scope of this section shall be analyzed, designed, and constructed in accordance with the provisions of this division. When the code-prescribed wind design produces greater effects, the wind

design shall govern, but detailing requirements and limitations prescribed in this and referenced sections shall be followed.

1613.6.4.2 Base Level Diaphragm-Downhill Direction. The following provisions shall apply to the seismic analysis and design of the connections for the base level diaphragm in the downhill direction.

1613.6.4.2.1 Base for Lateral Force Design Defined. For seismic forces acting in the downhill direction, the base of the building shall be the floor at or closest to the top of the highest level of the foundation.

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

1613.6.5 Base Shear Resistance-Primary Anchors.

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

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

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

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

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

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

1613.6.6. Base Shear Resistance-Secondary Anchors.

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

Exception: Secondary anchors are not required where foundations extending in the downhill direction spaced at not more than 30 feet (9144

mm) on center extend up to and are directly connected to the base level diaphragm for at least 70% of the diaphragm depth.

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

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

1613.6.7 Diaphragms Below the Base Level-Downhill Direction. The following provisions shall apply to the lateral analysis and design of the connections for all diaphragms below the base level diaphragm in the downhill direction.

1613.6.7.1 Diaphragm Defined. Every floor level below the base level diaphragm shall be designed as a diaphragm.

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

1613.6.7.3 Design Force Resistance-Primary Anchors. The design force described in Section 1613.6.7.2 shall be resisted through primary anchors from diaphragm struts provided in each diaphragm to the foundation. Primary anchors shall be provided and designed in accordance with the requirements and limitations of Section 1613.6.5.

1613.6.7.4 Design Force Resistance-Secondary Anchors.

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

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

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

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

1613.6.8 Primary and Secondary Anchorage and Diaphragm Strut Design.

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

1. Fasteners. All bolted fasteners used to develop connections to wood members shall be provided with square plate washers at all bolt heads and nuts. Washers shall be minimum 0.229 inch by 3 inches by 3 inches (5.82 mm by 76

mm by 76 mm) in size. Nuts shall be tightened to finger tight plus 1/2 wrench turn prior to covering the framing.

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

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

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

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

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

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

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

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

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

1613.6.9 Lateral-Force-Resisting Elements Normal to the Downhill Direction.

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

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

1613.6.9.3 Vertical Distribution of Seismic Forces. For seismic forces acting normal to the downhill direction the distribution of seismic forces over the height of the building using Section 12.8.3 of ASCE 7 shall be determined using the height measured from the top of the lowest level of the building foundation.

1613.6.9.4 Drift Limitations. The story drift below the base level diaphragm shall not exceed 0.007 times the story height at strength design force level. The total drift from the base level diaphragm to the top of the foundation shall not exceed

3/4 inch (19 mm). Where the story height or the height from the base level diaphragm to the top of the foundation varies because of a stepped footing or story offset, the height shall be measured from the average height of the top of the foundation. The story drift shall not be reduced by the effect of horizontal diaphragm stiffness.

1613.6.9.5 Distribution of Lateral Forces.

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

1613.6.9.5.2 Wood Structural Panel Sheathed Walls. The stiffness of a stepped wood structural panel shear wall may be determined by dividing the wall into adjacent rectangular elements, subject to the same top of wall deflection. Deflections of shear walls may be estimated by AWC SDPWS Section 4.3.2. Sheathing and fastening requirements for the stiffest section shall be used for the entire wall. Each section of wall shall be anchored for shear and uplift at each step. The minimum horizontal length of a step shall be eight feet (2438 mm) and the maximum vertical height of a step shall be two feet, eight inches (813 mm).

1613.6.9.5.3 Reinforced Concrete or Masonry Shear Walls. Reinforced concrete or masonry shear walls shall have forces distributed in proportion to the rigidity of each section of the wall.

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

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

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

1613.6.10 Specific Design Provisions.

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

1. Grade beams shall extend at least 12 inches (305 mm) below the lowest adjacent grade and provide a minimum 24-inch (610 mm) distance horizontally from the bottom outside face of the grade beam to the face of the descending slope.
2. Continuous footings shall be reinforced with at least two No. 4 reinforcing bars at the top and two No. 4 reinforcing bars at the bottom.
3. All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.
4. All concrete stem walls shall extend from the foundation and reinforced as required for concrete or masonry walls.

1613.6.10.2 Protection Against Decay and Termites. All wood to earth separation shall comply with the following:

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

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

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

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

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

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

1613.6.10.4 Column Base Plate Anchorage. The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4,000 pounds (17.8 kN)

based on Allowable Stress Design (ASD) levels or more and the base plate for a steel column shall comply with the following:

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

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

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

(d) **Suspended Ceilings.** Add Section 1613.7 to Chapter 16 of the 2025 California Building Code to read as follows:

1613.7 Suspended Ceilings. Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Section 2506.2.1 of this Code and this subsection.

1613.7.1 Scope. This part contains special requirements for suspended ceilings and lighting systems. Provisions of Section 13.5.6 of ASCE 7 shall apply except as modified herein.

1613.7.2 General. The suspended ceilings and lighting systems shall be limited to 6 feet (1,828 mm) below the structural deck unless the lateral bracing is designed by a licensed engineer or architect.

1613.7.3 Sprinkler Heads. All sprinkler heads (drops) except fire-resistance-rated floor/ ceiling or roof/ceiling assemblies, shall be designed to allow for free movement of the sprinkler pipes with oversize rings, sleeves or adaptors through the ceiling tile. Sprinkler heads and other penetration shall have a 2-inch (50 mm) oversize ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1-inch (25 mm) in all horizontal directions. Alternatively, a swing joint that can accommodate 1-inch (25 mm) of ceiling movement in all horizontal directions is permitted to be provided at the top of the sprinkler head extension. Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling assemblies shall comply with Section 714 of this Code.

1613.7.4 Special Requirements for Means of Egress. Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions.

1613.7.4.1 General. Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural deck along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

1613.7.4.2 Assembly Device. All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot (1,219 mm) radius of the exit lights and exit signs.

1613.7.4.3 Emergency Systems. Independent supports and braces shall be provided for light fixtures required for exit illumination. Power supply for exit illumination shall comply with the requirements of Section 1008.3 of this Code.

1613.7.4.4 Support for Appendages. Separate support from the structural deck shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

§ 8.12.090. Structural observation and special instructions.

(a) Structural Observation—General. Amend Section 1704.6 of the California Building Code to read as follows:

1704.6 Structural Observations. Where required by the provisions of Section 1704.6.1, the owner or the owner's authorized agent shall employ a structural observer to perform structural observations. Structural observation does not include or waive the responsibility for the inspections in Section 110 or the special

inspections in Section 1705 or the other section of this code. The structural observer shall be one of the following individuals:

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

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

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

(b) **Special Inspection for Concrete Construction.** Amend Section 1705.3 of the 2025 California Building Code to read as follows:

1705.3 Concrete Construction. The special inspections and tests for concrete construction shall be as required by this section and Table 1705.3.

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

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pounds per square inch (psi) (17.2 MPa) regardless of the compressive strength specific in the construction documents or used in the footing construction.
2. Continuous concrete footings supporting walls of buildings three stories or less in height that are fully supported on earth or rock where:
 - 2.1. The footings support walls of light-frame construction;
 - 2.2. The footings are designed in accordance with Table 1809.7 or
 - 2.3. The structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pounds per square inch (psi) (17.2 MPa), regardless of the compressive strength specified in the construction documents or used in the footing construction.
3. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (1.03 MPa).
4. Concrete patios, driveways and sidewalks, on grade.

TABLE 1705.3

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD*	IBC REFERENCE
1. Inspection of reinforcing steel, including prestressing tendons, and placement.	-	X	ACI 318: 3.5, 7.1-7.7	1910.4
2. Inspection of reinforcing steel welding in accordance with Table 1705.2.2, Item 2b.	-	-	AWS D1.4 ACI 318.: 3.5.2	-
3. Inspection of anchors cast in concrete where allowable loads have been increased or where strength design is used.	-	X	ACI 318: D.9.2	1908.5,
4. Inspection of anchors post-installed in hardened concrete members ^b . a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical Anchors and adhesive anchors not defined in 4.a.	X	X	ACI 318: D9.2.4 ACI 318: D.9.2	
5. Verifying use of required design mix.	-	X	ACI 318: Ch. 4, 5.2-5.4	1904.2, 1910.2, 1910.3
6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	-	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1910.10
7. Inspection of concrete and shotcrete placement for proper application techniques.	X	-	ACI 318: 5.9, 5.10	1910.6, 1910.7, 1910.8
8. Inspection for maintenance of specified curing temperature and techniques.	-	X	ACI 318: 5.11-5.13	1910.9
9. Inspection of prestressed concrete: a. Application of prestressing forces b. Grouting of bonded prestressing tendons in the seismic force-resisting system.	X X	-	ACI 318: 18.20 ACI 318: 18.18.4	-
10. Erection of precast concrete members.	-	X	ACI 318: Ch. 16	-
11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	-	X	ACI 318: 6.2	-
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	-	X	ACI 318: 6.1.1	-

For SI: 1 inch = 25.4 mm.
a. Where applicable, see also Section 1705.11, Special inspections for seismic resistance.
b. Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with ACI 308.2 D.9.2 in ACI 318, or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.

§ 8.12.100. Foundations.

(a) **Permanent Wood Foundation Systems.** Amend Section 1807.1.4 of the 2025 California Building Code to read as follows:

1807.1.4 Permanent Wood Foundations Systems. Permanent wood foundation systems shall be designed and installed in accordance with AWC PWF. Lumber and plywood shall be treated in accordance with AWWA U1 (Commodity Specification A, Special Requirement 4.2) and shall be identified in accordance

with Section 2303.1.9.1. Permanent wood foundation systems shall not be used for structures assigned to Seismic Design Category D, E or F.

(b) **Prescriptive Design of Foundation Walls.** Amend Section 1807.1.6 of the 2025 California Building Code to read as follows:

1807.1.6 Prescriptive Design of Concrete and Masonry Foundation Walls.

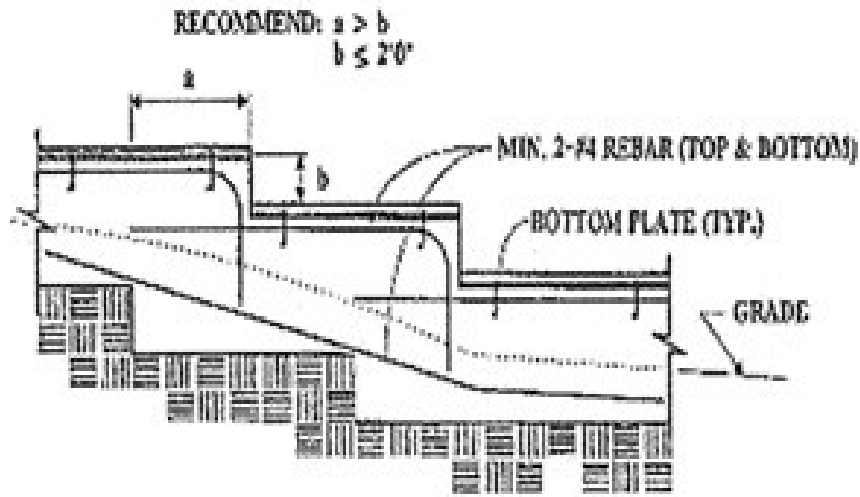
Prescriptive design of concrete and masonry foundation walls. Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures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

(c) **General.** Amend Section 1809.3 of the 2025 California Building Code to read as follows:

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

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

FIGURE 1809.3 STEPPED FOOTING



STEPPED FOUNDATIONS

(d) **Prescriptive Footings.** Amend Section 1809.7 and Table 1809.7 of the 2025 California Building Code to read as follows:

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

TABLE 1809.7

PREScriptive FOOTINGS SUPPORTING WALLS OF
LIGH-FRAME CONSTRUCTION a,b,c,d,e

NUMBER OF FLOORS SUPPORTED BY THE FOOTING	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	12	6

2	15	6
3	18	8

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

- a. Depth of footings shall be in accordance with Section 1809.4.
- b. The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing.
- c. See Section 1905 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
- d. For thickness of foundation walls, see Section 1807.1.6.
- e. Footings shall be permitted to support a roof addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.

(e) **Timber Footings.** Amend Section 1809.12 of the 2025 California Building Code to read as follows:

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

(f) **Timber.** Amend Section 1810.3.2.4 of the 2025 California Building Code to read as follows:

1810.3.2.4 Timber. Timber deep foundation elements shall be designed as piles or poles in accordance with ANSI/AWC NDS. Round timber elements shall conform to ASTM D 25. Sawn timber elements shall conform to DOC PS-20.

Timber deep foundation elements shall not be used in structures assigned to Seismic Design Category D, E or F.

(g) **Embedded Posts and Poles.** Section 1807.3.1 of the 2025 California Building Code is amended to read as follows:

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

1. The frictional resistance for structural walls and slabs on silts and clays shall be limited to one-half of the normal force imposed on the soils by the weight of the footing or slab.
2. Posts embedded in earth shall not be used to provide lateral support for structural or nonstructural materials such as plaster, masonry or concrete unless bracing is provided that develops the limited deflection required.

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

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

§ 8.12.110. Reserved.

§ 8.12.120. Concrete and masonry fireplaces and chimneys.

(a) Existing Concrete and Masonry Fireplaces and Chimneys. Where construction work of any kind is on the same wall or plane as an existing concrete or masonry fireplace and/or chimney, and where the fireplace and/or chimney does not meet the requirements of the current California Building Code, the fireplace and/or chimney shall:

(1) Be retrofitted, to meet a minimum of seventy-five percent of the design load requirements in the California Building Code and in accordance with all applicable laws, including the City's Zoning, and Landmark and Historic Preservation laws;

(2) Be demolished, in accordance with all applicable laws, including the City's Zoning, and Landmark and Historic Preservation laws.

§ 8.12.140. Wood construction.

(a) **Fastener Requirements.** Amend Section 2304.10.2 of the 2025 California Building Code to read as follows:

2304.10.2 Fastener Requirements. Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2302.1. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.1. Staple fasteners in Table 2304.10.2 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

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

(b) **Wood Used in Retaining Wall and Cribs.** Amend Section 2304.12.8 of the California Building Code to read as follows:

2304.12.8 Wood Used in Retaining Walls and Cribs. Wood used in retaining walls and cribs. Wood installed in retaining or crib walls shall be preservative treated in accordance with AWPA U1 for soil and fresh water use. Wood shall not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E or F.

(c) **Quality of Nails.** Section 2304.10.3.1 is added to Chapter 23 of the California Building Code to read as follows:

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

(d) **Hold-Down Connectors.** Section 2305.4 is added to Chapter 23 of the California Building Code to read as follows:

2305.4 Hold-Down Connectors. In Seismic Design Category D, E or F, hold-down connectors shall be designed to resist shear wall overturning moments using approved cyclic load values or 75 percent of the allowable seismic load values that do not consider cyclic loading of the product. Connector bolts into wood framing shall require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.229 inch by 3 inches by 3 inches (5.82

mm by 76 mm by 76 mm) in size. Hold-down connectors shall be tightened to finger tight plus 1/2 wrench turn just prior to covering the wall framing.

(e) **Wood-Frame Diaphragms.** Amend Section 2306.2 of the California Building Code to read as follows:

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

Exception: Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the Building Official.

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

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

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

(f) **Wood Frame Shear Walls.** Amend Section 2306.3 and Section 2307.2 of the California Building Code to read as follows:

2306.3 Wood-Frame Shear Walls. Wood-frame shear walls shall be designed and constructed in accordance with ANCI/AWC SDPWS. For structures assigned to Seismic Design Category D, E, or F, application of Tables 4.3A of ANSI/AWC SDPWS shall include the following:

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

Exception: Other nominal unit shear capacities may be permitted if such values are substantiated by cyclic testing and approved by the Building Official.

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

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

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

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

Exception: Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the Building Official.

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

2307.2 Wood-Frame Shear Walls. Wood-frame shear walls shall be designed and constructed in accordance with Section 2306.3 as applicable.

(g) **Braced Wall Line Support.** Amend Section 2308.6.5 of the California Building Code to read as follows:

2308.6.5 Foundation Requirements. Braced wall lines shall be supported by continuous foundations. For structures in Seismic Design Categories D and E, exterior braced wall panels shall be in the same plane vertically with the foundation or the portion of the structure containing the offset shall be designed in accordance with accepted engineering practice and Section 2308.1.1.

(h) **Braced Wall Sheathing.** Table 2308.6.1 of the 2022 Edition of the California Building Code is amended to read as follows:

**TABLE 2308.6.1*
WALL BRACING REQUIREMENTS**

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

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

NP = Not Permitted.

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

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

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

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

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

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

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

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

(i) **Attachment of Sheathing.** Amend Section 2308.10.3 of the California Building Code to read as follows:

2308.10.3 Attachment of Sheathing. Fastening of braced wall panel sheathing shall not be less than that prescribed in Table 2308.10.3(1) or 2304.10.2. Wall sheathing shall not be attached to framing members by adhesives. Staple fasteners in Table 2304.10.2 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

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

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6,096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24-inch (6,096 mm) intervals along the top plate of discontinuous vertical framing.

~~(j)~~(k) **Retaining Walls.** Section 1807.2 of the California Building Code is amended to read as follows:

1807.2 Retaining walls. Retaining walls shall be designed in accordance with Sections 1807.2.1 through 1807.2.4. Retaining walls over 4' in height assigned to Seismic Design Category D, E or F shall not be partially or wholly constructed of wood.

§ 8.12.150. Swimming pools, spas, hot tubs, and ponds.

(a) Fencing Regulations.

(1) **Standards for New Enclosures.** Every person, firm or corporation owning land on which there is situated a swimming pool, spa, hot tub, pond or other body of water which contains water eighteen inches or more in depth at any point shall completely surround such body of water or property with a fence, wall or other structure not less than five feet above the adjacent grade at all places and with no opening therein more than four inches in maximum dimensions. Any gate in such fence shall have a latch at least

five feet above the underlying ground and such gate shall be self-closing and secured when adults are not present.

(2) **Existing Enclosures.** Every person, firm or corporation owning land on which there is situated a swimming pool, pond or other body of water which contains water eighteen inches or more in depth at any point shall completely surround such body of water or property with a fence, wall or other structure not less than four and one-half feet above the adjacent grade at all places and with no opening therein more than four inches in maximum dimensions. Any gate in such fence shall have a latch at least four and one-half feet above the underlying ground and such gate shall be self-closing and secured when adults are not present.

For the purposes of this Section, existing enclosures are those enclosures that were constructed under valid permit issued prior to July 1, 1999.

(3) **Requirements for Nonconforming Enclosures.** When an existing pool enclosure is replaced or repaired in excess of fifty percent of its length, the enclosure shall be made to conform to all of the requirements for a new enclosure under prevailing law.

(4) **Applicability of Other Codes and Laws.** The provisions of this Section are in addition to the pool enclosure requirements for public or private pools as required in Chapter 31 B of the California Building Code.

When conflicting provisions or requirements occur between the provisions of this Section, the Technical Codes, and other codes or laws, the most restrictive provisions or requirements shall govern.

SECTION 3. CHAPTER 8.18 – EXISTING BUILDING CODE

§ 8.18.010. Adoption.

That certain document entitled “California Existing Building Code, 2025 Edition,” which adopts by reference, portions of the International Existing Building Code, 2025 Edition, as published by the California Building Standards Commission and the International Code Council (excluding Sections 1.8.4 through 1.8.10, 1.9.2, Chapter 1, Division II, Sections 301.1.2 and 301.1.3, Sections 317 through 323, and Appendix Chapter A4) is hereby adopted as the Existing Building Code of the City of Santa Monica.

SECTION 4. CHAPTER 8.20 – HISTORICAL BUILDING CODE

§ 8.20.010. Adopted.

That certain document entitled “California Historical Building Code, 2025 Edition,” as published by the California Building Standards Commission and the International Code Council is hereby adopted as the Historical Building Code of the City of Santa Monica.

SECTION 5. CHAPTER 8.22 – RESIDENTIAL BUILDING CODE

§ 8.22.010. Adoption.

That certain document entitled “California Residential Code, 2025 Edition,” which adopts by reference the International Residential Code, 2024 Edition, as published by the California Building Standards Commission and the International Code Council (excluding Chapter 1, Division II, R309), including Appendix J of the 2025 Edition of the California Building Code are hereby adopted with local amendments and provisions of this Chapter of the Santa Monica Municipal Code, as the Residential Code of the City of Santa Monica.

§ 8.22.020. Local amendments to the California Residential Code.

Notwithstanding any provisions of the 2025 California Residential Code, 2025 California Building Standards Code, State Housing Law or other codes adopted by any Chapter in Article VIII of the Municipal Code to the contrary, the following local amendments shall apply.

§ 8.22.030. Residential structural provisions.

(a) **Slopes Steeper than 33-1/3 Percent.** Add Section R301.1.5 to the California Residential Code to read as follows:

R301.1.4 Seismic Design Provisions for Buildings Constructed On or Into Slopes Steeper Than One Unit Vertical In Three Units Horizontal (33.3 Percent Slope). The design and construction of new buildings and additions to existing buildings when constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall comply with Section 1613.6 of the California Building Code.

(b) **Irregular Buildings.** Amend Items 1, 3, and 5 of Section R301.2.2.2.6 to the California Residential Code to read as follows:

R301.2.2.2.6.

1. **Shear wall or braced wall offsets out of plane.** Conditions where exterior shear wall lines or braced wall panels are not in one plane vertically from the foundation to the uppermost story in which they are required.

3. **Shear wall or braced wall offsets in plane.** Conditions where the end of a braced wall panel occurs over an opening in the wall below.

5. **Floor level offset.** Conditions where portions of a floor level are vertically offset.

(c) **Application.** Amend Section R501.2 of the California Residential Code to read as follows:

R501.2 Requirements. Floor construction shall be capable of accommodating all loads in accordance with Section 301 and of transmitting the resulting loads to the supporting structural elements. Mechanical or plumbing fixtures and equipment shall be attached (or anchored) to the structure in accordance with Section R301.2.2.11.

(d) **Equipment Anchorage.** Section R301.2.2.11 is added to Chapter 3 of the California Residential Code to read as follows:

R301.2.2.11 Anchorage of Mechanical, Electrical, or Plumbing Components and Equipment. Mechanical, electrical, or plumbing components and equipment shall be anchored to the structure. Anchorage of the components and equipment shall be designed to resist loads in accordance with the International Building Code

and ASCE 7, except where the component is positively attached to the structure and flexible connections are provided between the component and associated ductwork, piping, and conduit; and either:

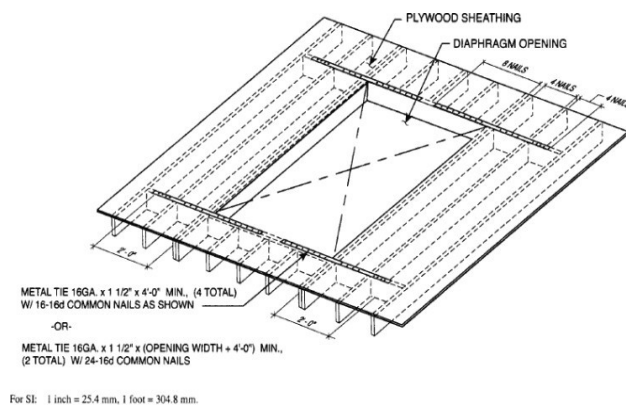
1. The component weighs 400 lb. (1,780 N) or less and has a center of mass located 4 ft. (1.22 m) or less above the supporting structure; or
2. The component weighs 20 lb. (89 N) or less or, in the case of a distributed system, 5 lb./ft. (73 N/m) or less.

(e) **Openings in Horizontal Diaphragms.** Add Section R503.2.4 to Chapter 5 of the California Residential Code to read as follows:

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

Figure R503.2.4

Openings in Horizontal Diaphragms



- a. Blockings shall be provided beyond headers.

b. Metal ties not less than 0.058 inch [1.47 mm (16 galvanized gage)] by 1.5 inches (38 mm) wide with eight 16d common nails on each side of the header-joist intersection. The metal ties shall have a minimum yield of 33,000 psi (227 MPa).

c. Openings in diaphragms shall be further limited in accordance with Section R301.2.2.6.

(f) Bracing Requirement. Amend Table R602.10.3(3) of the California Residential Code to read as follows:

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

<ul style="list-style-type: none"> • SOIL CLASS D⁰ • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET 			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^a				
Seismic Design Category	Story Location	Braced Wall Line Length (feet) ^b	Method LIB ^c	Method GB &	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^d &	Method WSP	Methods CS-WSP, CS-G, CS-PF
C (townhouses only)		10	2.5	2.5	2.5	1.6	1.4
		20	5.0	5.0	5.0	3.2	2.7
		30	7.5	7.5	7.5	4.8	4.1
		40	10.0	10.0	10.0	6.4	5.4
		50	12.5	12.5	12.5	8.0	6.8
		10	NP	4.5	4.5	3.0	2.6
		20	NP	9.0	9.0	6.0	5.1
		30	NP	13.5	13.5	9.0	7.7
		40	NP	18.0	18.0	12.0	10.2
		50	NP	22.5	22.5	15.0	12.8
		10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D ₀		10	NP	2.5 5.6	2.5 5.6	1.8	1.6
		20	NP	5.0 11.0	5.0 11.0	3.6	3.1
		30	NP	7.5 16.6	7.5 16.6	5.4	4.6
		40	NP	10.0 22.0	10.0 22.0	7.2	6.1
		50	NP	12.5 27.6	12.5 27.6	9.0	7.7
		10	NP	4.5 NP	4.5 NP	3.8	3.2
		20	NP	9.0 NP	9.0 NP	7.5	6.4
		30	NP	13.5 NP	13.5 NP	11.3	9.6
		40	NP	18.0 NP	18.0 NP	15.0	12.8
		50	NP	22.5 NP	22.5 NP	18.8	16.0
		10	NP	6.0 NP	6.0 NP	5.3	4.5
		20	NP	12.0 NP	12.0 NP	10.5	9.0
		30	NP	18.0 NP	18.0 NP	15.8	13.4
		40	NP	24.0 NP	24.0 NP	21.0	17.9
		50	NP	30.0 NP	30.0 NP	26.3	22.3

(continued)

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

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

For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 pound per square foot = 0.0479 kPa.

- a. Linear interpolation shall be permitted.
- b. Wall bracing lengths are based on a soil site class “D.” Interpolation of bracing length between the SDS values associated with the Seismic Design Categories shall be permitted when a site-specific SDS value is determined in accordance with Section 1613.2 of the California Building Code.
- c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or

less and the amount of bracing within each segment shall be in accordance with this table.

d. Method LIB shall have gypsum board fastened to at least one side with nails or screws per Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.

e. Method CS-SFB does not apply in Seismic Design Categories D0, D1, and D2.

f. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D0, D1, or D2. Methods DWB, SFB, PBS, and HPS are not permitted in SDC D0, D1, or D2.

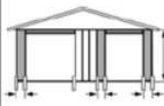

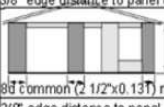
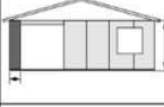


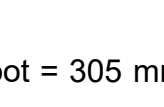
(g) **Bracing Methods.** Amend Table R602.10.4 of the California Residential Code to read as follows:

TABLE R602.10.4
BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
LIB Let-in bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
			Metal strap: per manufacturer	Metal: per manufacturer
DWB Diagonal wood boards	3/4" (1" nominal) for maximum 24" stud spacing		2-8d (2 1/2" long x 0.113" dia.) nails or 2-1 1/4" long staples	Per stud
WSP Wood structural panel (See Section R604)	3/8"		8d common (2 1/2" x 0.131) nails Exterior sheathing per Table R602.3(1) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener
BV-WSP* Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	1/4"	See Figure R602.10.6.5.2	8d common (2 1/2" x 0.131) nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
SFB Structural fiberboard sheathing	1/2" or 5/8" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/4" long x 0.12" dia. (for 5/8" thick sheathing) galvanized roofing nails	3" edges 6" field
GB Gypsum board	1/2"		Nails or screws per Table R602.3(1) for exterior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
			Nails or screws per Table R702.3.5 for interior locations	
PBS Particleboard sheathing (See Section R605)	3/4" or 1/2" for maximum 16" stud spacing		For 3/4", 6d common (2" long x 0.113" dia.) nails; For 1/2", 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field
PCP Portland cement plaster	See Section R703.6 for maximum 16" stud spacing		1 1/2" long, 11 gage, 0.120" dia., 3/16" dia. head nails or 3/4" long, 16 gage staples	6" o.c. on all framing members
HPS Hardboard panel siding	3/16" for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate 1 1/2" penetration into studs	4" edges 8" field
ABW Alternate braced wall	3/4"		See Section R602.10.6.1	See Section R602.10.6.1

(continued)

TABLE R602.10.4—continued
BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
Intermittent Bracing Methods	PFH Portal frame with hold-downs		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	 <small>8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge</small>	Exterior sheathing per Table R602.3(3)	6" edges 12" field
	CS-G ^{b,c} Continuously sheathed wood structural panel adjacent to garage openings	 <small>8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge</small>	Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
	CS-PF Continuously sheathed portal frame		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame		See Section R602.10.6.4	See Section R602.10.6.4
CS-SFB ^d Continuously sheathed structural fiberboard	 $\frac{1}{2}$ " or $\frac{25}{32}$ " for maximum 16" stud spacing	$1\frac{1}{2}$ " long \times 0.12" dia. (for $\frac{1}{2}$ " thick sheathing) $1\frac{3}{4}$ " long \times 0.12" dia. (for $\frac{25}{32}$ " thick sheathing) galvanized roofing nails	3" edges 6" field	

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

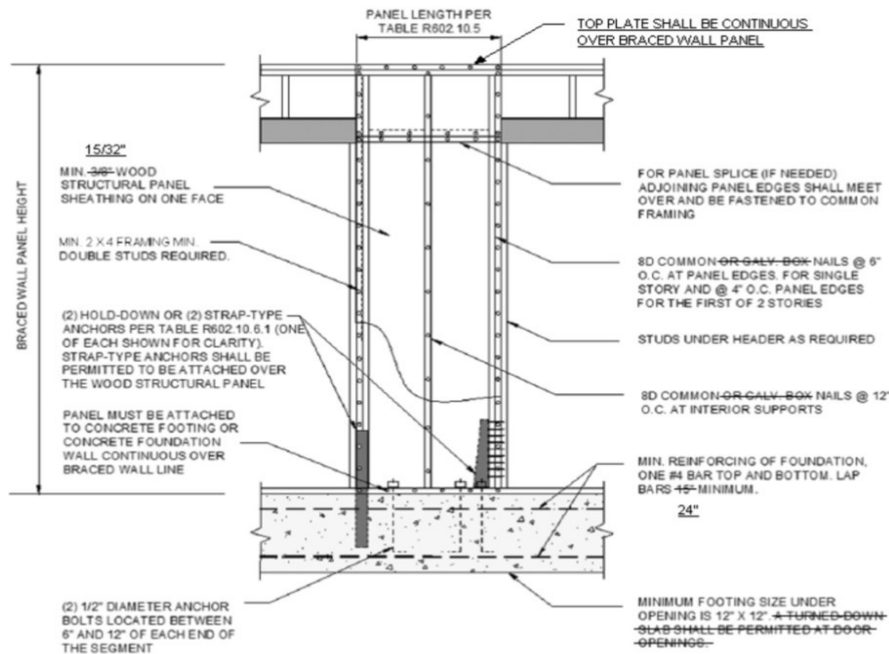
For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.

- a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D0, D1, and D2.
- b. Applies to panels next to garage door opening when supporting gable end wall or roof load only. May only be used on one wall of the garage. In Seismic Design Categories D0, D1, and D2, roof covering dead load may not exceed 3 psf.
- c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R502.5(1). A full height clear opening shall not be permitted adjacent to a Method CS-G panel.

- d. Method CS-SFB does not apply in Seismic Design Categories D0, D1, and D2 and in areas where the wind speed exceeds 100 mph.
- e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D0 through D2 only.
- f. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D0, D1, or D2. Methods LIB, DWB, SFB, PBS, HPS, and PFG are not permitted in SDC D0, D1, or D2.
- g. Use of staples in braced wall panels shall be prohibited in SDC D0, D1, or D2.
- (h) **Alternate Braced Wall Panel.** Amend Figure R602.10.6.1 of the California Residential Code to read as follows:

FIGURE R602.10.6.1

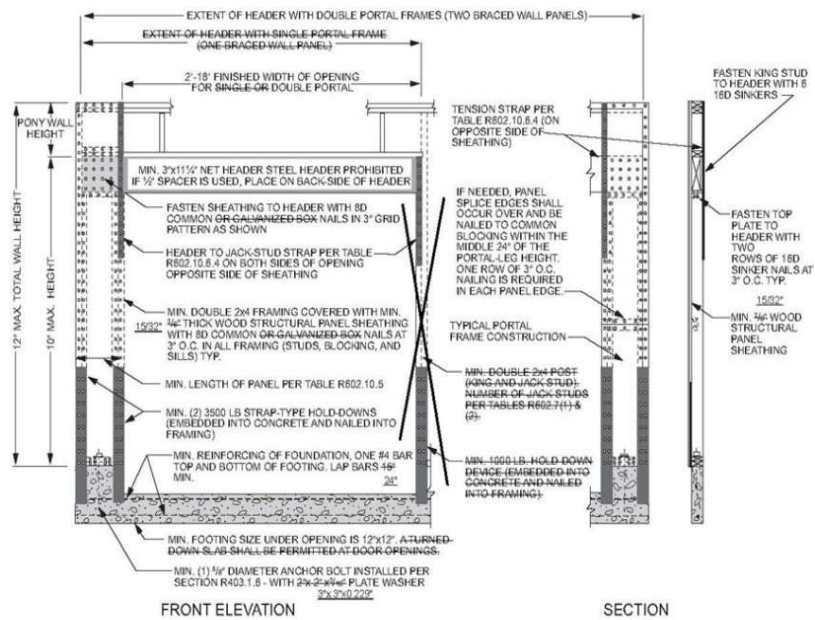
METHOD ABW—ALTERNATE BRACED WALL PANEL



- (i) **Portal Frame.** Amend Figure R602.10.6.2 of the California Residential Code to read as follows:

FIGURE R602.10.6.2

METHOD PFH-PORTAL FRAME WITH HOLD-DOWNS AT DETACHED GARAGE DOOR OPENINGS



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

- (j) **Minimum Length of Braced Wall Panels.** Table R602.10.5 of the California Residential Code is amended to read as follows:

TABLE. R602.10.5

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

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.

- a. Linear interpolation shall be permitted.
- b. Use the actual length where it is greater than or equal to the minimum length.
- c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.

d. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.

e. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

(k) Braced Wall Panel. Section R602.10.2.3 of the California Residential Code is amended to read as follows:

R602.10.2.3 Minimum Number of Braced Wall Panels. Braced wall lines with a length of 16 feet (4,877 mm) or less shall have a minimum of two braced wall panels of any length or one braced wall panel equal to 48 inches (1,219 mm) or more. Braced wall lines greater than 16 feet (4,877 mm) shall have a minimum of two braced wall panels. In Seismic Design Category D0, D1, or D2, no braced wall panel shall have a contributing length less than 48 inches in length or as required in Section R602.10.3, whichever is greater.

(l) **Method CS-PF.** Amend Figure R602.10.6.4 of the California Residential Code to read as follows:

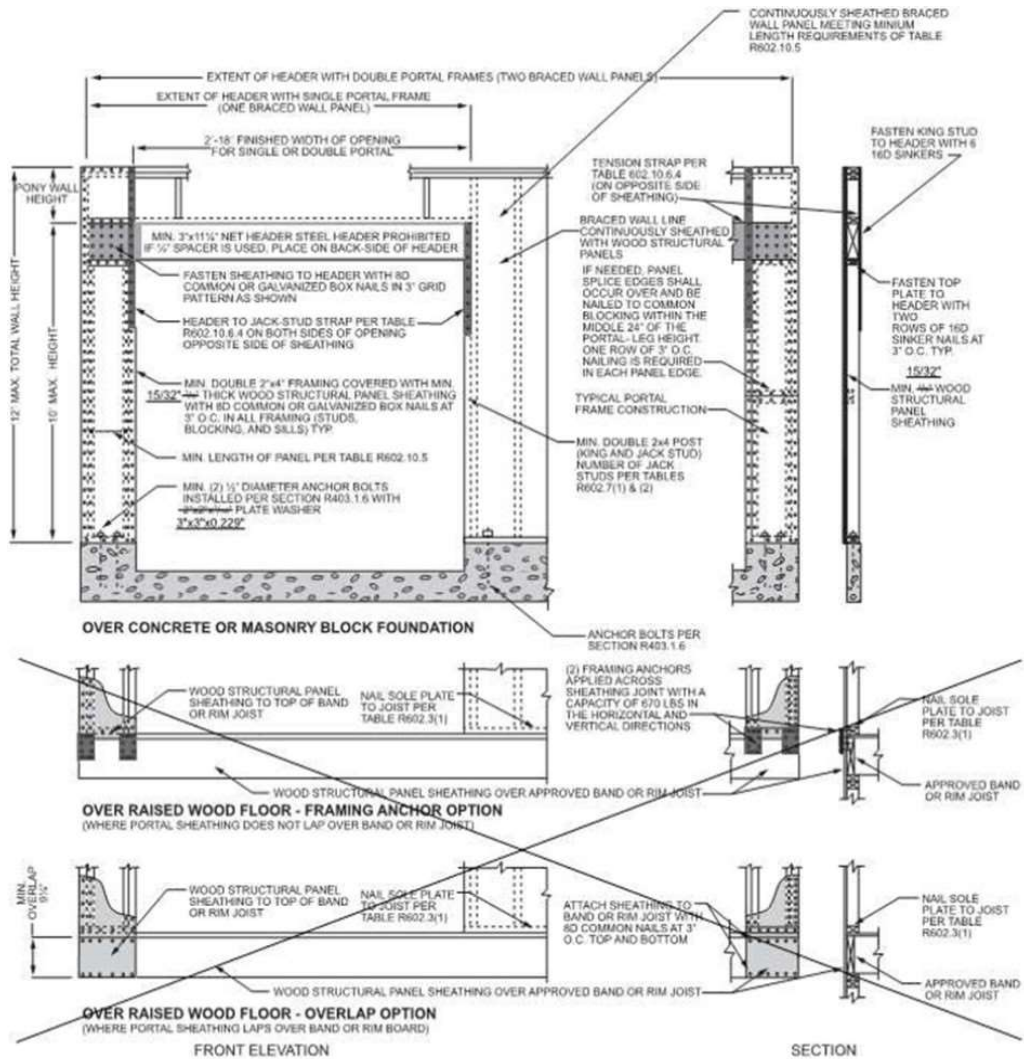
FIGURE R602.10.6.4

METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL

CONSTRUCTION

FRONT ELEVATION SECTION

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



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

(m) **Additional Requirements.** Add Section R803.2.4 to Chapter 8 of the California Residential Code to read as follows:

R803.2.4 Openings in Horizontal Diaphragms. Openings in horizontal diaphragms shall conform with Section R503.2.4.

(n) **Parapet Walls.** Section R606.4.4 of the California Residential Code is amended to read as follows:

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

(o) **Masonry Elements.** Section R606.12.2.2.3 of the California Residential Code is amended to read as follows:

R606.12.2.2.3 Reinforcement Requirements for Masonry Elements. Masonry elements listed in Section R606.12.2.2.2 shall be reinforced in either the horizontal or vertical direction as shown in Figure R606.11(23) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of at least one No. 4 bar spaced not more than 48 inches (1,219 mm). Horizontal reinforcement shall be provided within 16 inches (406 mm) of the top and bottom of these masonry elements.
2. Vertical reinforcement. Vertical reinforcement shall consist of at least one No. 4 bar spaced not more than 48 inches (1,219 mm). Vertical reinforcement shall be within 8 inches (203 mm) of the ends of masonry walls.

§ 8.22.050. Residential foundations.

(a) **Foundation Application.** Amend Section R401.1 of the California Residential Code to read as follows:

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

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

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

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

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

(b) **Continuous Footings.** Sections R403.1.2, R403.1.3.6 and R403.1.5 of the California Residential Code are amended to read as follows:

R403.1.2 Continuous Footing in Seismic Design Categories D0, D1, or D2.

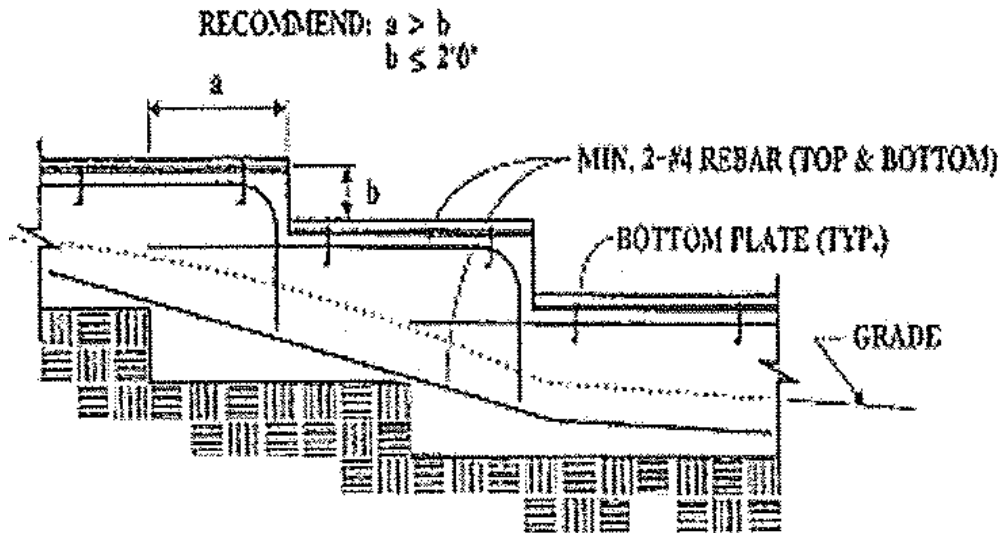
Exterior walls of buildings located in Seismic Design Categories D0, D1, and D2

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

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

R403.1.5 Slope. The top surface of footings shall be level. The bottom surface of footings shall be permitted to have a slope not exceeding one unit vertical in 10 units horizontal (10 percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10 percent slope). For structures located in Seismic Design Categories D0, D1, or D2, stepped footings shall be reinforced with four No. 4 rebar. Two bars shall be placed at the top and bottom of the footings as shown in Figure R403.1.5.

FIGURE R403.1.5 STEPPED FOOTING



STEPPED FOUNDATIONS

(c) **Wood Foundation Walls.** Amend Section R404.2 of the California Residential Code to read as follows:

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

§ 8.22.060. Residential concrete and masonry chimneys.

(a) **Vertical Reinforcing.** Amend Section R1001.3.1 of the California Residential Code to read as follows:

R1001.3.1 Vertical Reinforcing. For chimneys up to 40 inches (1,016 mm) wide, four No. 4 continuous vertical bars adequately anchored into the concrete foundation shall be placed between wythes of solid masonry or within the cells of

hollow unit masonry and grouted in accordance with Section R606. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches (1,016 mm) wide, two additional No. 4 vertical bars adequately anchored into the concrete foundation shall be provided for each additional flue incorporated into the chimney or for each additional 40 inches (1,016 mm) in width or fraction thereof.

§ 8.22.080. Residential wood construction.

(a) **Fastener Schedule.** Amend Lines 20, 21, 24 and 34-37 of Table R602.3(1) of the California Residential Code to read as follows:

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION	
20 ^k	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail	
21 ^k	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1 3/4" long Wider than 1" x 8" 4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 3/4" long	Face nail	
Floor				
24 ^k	1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail	
Other wall sheathing ^a				
34 ^k	1/2" structural cellulose fiberboard sheathing	1 1/2" x 0.120" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long 16 ga. staple with 7/16" or 1" crown	3	6
35 ^k	3/32" structural cellulose fiberboard sheathing	1 3/4" x 0.120" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long 16 ga. Staple with 7/16" or 1" crown	3	6
36 ^k	1/2" gypsum sheathing ^d	1 1/2" x 0.120" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long, 16 ga.; staple galvanized, 1 1/2" long; 7/16" or 1" crown or 1 1/4" screws, Type W or S	2	2
37 ^k	5/8" gypsum sheathing ^d	1 3/4" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long, 16 ga.; staple galvanized, 1 1/2" long; 7/16" or 1" crown or 1 1/4" screws, Type W or S	2	2

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

(b) **Alternate Attachment.** Amend footnote “b” of Table R602.3(2) and Section R602.3.2 of the California Residential Code to read as follows:

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

R602.3.2 Exception: In other than Seismic Design Category D0, D1 or D2, a single top plate used as an alternative to a double top plate shall comply with the following:

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

TABLE R602.3.2
SINGLE TOP-PLATE SPLICE CONNECTION DETAILS

CONDITION	TOP-PLATE SPLICE LOCATION			
	Corners and intersecting walls		Butt joints in straight walls	
	Splice plate size	Minimum nails each side of joint	Splice plate size	Minimum nails each side of joint
Structures in SDC A-C; and in SDG D_0 , D_1 and D_2 with braced wall line spacing less than 25 feet	3" x 6" x 0.036" galvanized steel plate or equivalent	(6) 8d box (2 1/2" x 0.113") nails	3" x 12" x 0.036" galvanized steel plate or equivalent	(12) 8d box (2 1/2" x 0.113") nails
Structures in SDG D_0 , D_1 and D_2 with braced wall line spacing greater than or equal to 25 feet	3" x 8" by 0.036" galvanized steel plate or equivalent	(8) 8d box (2 1/2" x 0.113") nails	3" x 16" x 0.036" galvanized steel plate or equivalent	(16) 8d box (2 1/2" x 0.113") nails

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

SECTION 6. CHAPTER 8.24 – ELECTRICAL CODE

§ 8.24.010. Adoption.

That certain document entitled “California Electrical Code, 2025 Edition,” which adopts by reference the National Electrical Code, 2024 Edition, as published by the California Building Standards Commission and the National Fire Protection Association including Article 89, Informative Annex C, Informative Annex F, are hereby adopted with the local amendments and provisions of this Chapter, as the Electrical Code of the City of Santa Monica.

§ 8.24.020. Local amendments to the California Electrical Code.

Notwithstanding any provisions of the California Electrical Code, California Building Standards Code, or other codes adopted by any Chapter in Article VIII of the Municipal Code to the contrary, the following local amendments shall apply.

§ 8.24.040. Electrical appliances, devices, materials and equipment regulations.

(a) Use of Approved Materials. No person, firm or corporation shall use any electrical material, device, appliance or equipment, designed or intended for attachment, directly or indirectly, to any electrical system, circuit or electrical service for light, heat or power in the City unless such electrical material, device, appliance or equipment complies with the provisions of this Chapter. The Building Official is hereby empowered to enforce the provisions of this Chapter.

(b) Rating. All electrical materials, devices, appliances, or equipment designed or intended for attachment, directly or indirectly, to any electrical system, circuit or electrical service for light, heat or power, shall be only those that conform with the requirements of this Chapter. Each such article shall bear or contain the makers name, trademark or

identification symbol, together with such rating by the manufacturer as may be necessary to determine the intended use. The correct operating voltage, amperage and total watts shall be stated and no person shall remove, alter, deface or obliterate any such marking.

(c) Revocation. Any approval granted by the Building Official may be revoked if the electrical material, device, appliance, or equipment is found to be hazardous, unsuitable for the purpose used or intended, or does not conform with the standards under which it was approved for use.

(d) Exceptions. The provisions of this Chapter shall not be deemed to apply to:

(1) Safe, substantial, used or second-hand devices or appliances, provided that all parts or equipment used in rebuilding or reconstruction shall conform in all particulars with the National Standards for such article, and provided further, that such articles shall have the same degree of safety to life and property as may then be required in a new article of the same type.

(2) Electrical materials, devices, appliances and equipment which are safe and suitable for the purpose used or intended, provided such materials, devices, appliances and equipment are already fully covered and regulated by existing laws and ordinances now in effect.

(3) Vehicles or motor vehicle equipment.

(4) Industrial or commercial appliances which are to be used in a specific location, and which have been submitted to a recognized laboratory for approval as conforming to the standards required hereof but on which final approval is still pending; provided, however, that exemption from the provisions of this Code shall be granted separately for each appliance only when satisfactory written evidence has been filed that

laboratory approval has been applied for, and shall continue in force only during such time as the Building Official has reason to believe that the testing laboratory will grant final approval certifying compliance to the prescribed standards.

§ 8.24.050. Used materials.

Previously used materials shall not be re-used in any work without the advance approval of the Building Official.

§ 8.24.090. Protection of metallic enclosures in a marine environment.

Where a metallic enclosure is installed outdoors within 402.4 meters (0.25 miles) from the mean shoreline, the enclosure shall have adequate protection against severe corrosive influences.

SECTION 7. CHAPTER 8.28 – MECHANICAL CODE

§ 8.28.010. Adoption.

That certain document entitled “California Mechanical Code, 2025 Edition,” which adopts by reference the Uniform Mechanical Code, 2024 Edition, as published by the California Building Standards Commission and the International Association of Plumbing and Mechanical Officials (excluding Chapter 1, Division I), including Chapter 1, Division II, are hereby adopted as the Mechanical Code of the City of Santa Monica.

SECTION 8. CHAPTER 8.32 – PLUMBING CODE

§ 8.32.010. Adoption.

That certain document entitled “California Plumbing Code, 2025 Edition,” which adopts by reference the Uniform Plumbing Code, 2018 Edition, as published by the California Building Standards Commission and the International Association of Plumbing and Mechanical Officials (excluding Chapter 1, Division I), including Chapter 1, Division II, Appendices A, B, D, I, M, N, are hereby adopted with the local amendments and provisions of this Chapter, as the Plumbing Code of the City of Santa Monica.

§ 8.32.020. Local amendments to the California Plumbing Code.

Notwithstanding any provisions of the California Plumbing Code, California Building Standards Code, or other codes adopted by any Chapter in Article VIII of the Municipal Code to the contrary, the following local amendments shall apply.

§ 8.32.040. Water softener using dry wells for discharge.

Water softener systems using dry wells for the discharge of effluents are prohibited, except for systems with regeneration cycles discharging quantities of total dissolved solids that do not exceed those stipulated in the water quality objectives set by the Regional Water Quality Control Board.

§ 8.32.070. Seismic gas shutoff devices.

(a) **Purpose.** The purpose of this Section is to reduce the risks of fires caused by leaks in fuel gas piping caused from earthquakes by use of earthquake-actuated automatic gas shutoff systems.

(b) **Scope.** The provisions of this section shall apply to:

(1) Any new building, structure or mobilehome park with fuel gas piping, for which an application for permit for construction was first submitted on or after January 1, 2008.

(2) Any existing building or structure or mobilehome park with fuel gas piping for which an application for alteration or addition is submitted on or after January 1, 2008, when such alteration or addition is valued at more than ten thousand dollars.

(3) Any existing building or structure or mobilehome park with fuel gas piping on or after January 1, 2008 for which an agreement for sale or exchange was first entered into.

(4) Any replacement in part or whole of an existing fuel gas service from utility owned meter to the point of entry into the building or structure.

(c) **Definitions.** For the purpose of this Section, certain terms, phrases, words and their derivatives shall be construed as specified in this Section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used.

“Agreement of sale or exchange” means any agreement or written instrument which provides that title to any property shall thereafter be transferred from one owner to another owner.

“Customer-owned gas piping” means all parts of the gas piping system downstream of the gas utility point of delivery, including, but not limited to, downstream of the gas utility meter and service tee (also known as a bypass tee).

“Application for permit” means a written document submitted to the City in order to obtain a permit to erect, construct, enlarge, alter, repair, move, improve, convert or

remove a portion of any building, structure or building service equipment including but not limited to combination building permits and single trade permits.

“Seismic gas shutoff device” means a seismic gas shutoff device installed on customer- owned gas piping certified by the State Architect pursuant to Section 19202 of the Health and Safety Code. Notwithstanding any other provision of law, “seismic gas shutoff device” does not include any device installed on a gas distribution system owned or operated by a public utility.

(d) Duty to Install and Maintain Device. The owner of any building, structure or mobilehome park subject to the provisions of this Section shall obtain a permit, install and maintain a seismic gas shutoff device on the customer owned gas piping when one of the triggering events specified in subsection (b) of this Section occurs.

(1) For agreement of sale or exchange or qualifying alterations or additions to individual condominium units, the owner of the individual condominium shall obtain a permit, install and maintain a seismic gas shutoff device on the portion of the customer owned gas piping that serves the individual condominium unit if such a device does not exist on the customer owned gas piping that serves the entire building.

(2) Seismic gas shutoff devices installed prior to January 1, 2008 on either customer owned gas piping or on a gas distribution system owned or operated by a public utility are deemed to comply with the requirements of this Section provided they remain installed and maintained according to the terms of their original approval.

(e) Unreasonable Hardship. The Building Official may grant exceptions to the provisions of this Section when legal, physical or economic constraints will not allow compliance without creating an unreasonable hardship. Unreasonable economic

hardship shall be deemed to exist when the Building Official determines that the fair market value of the cost of installation of the seismic gas shutoff device exceeds twenty percent of the valuation of other alterations being proposed.

(f) Effect on Sale and Exchange of Property. No sale or exchange of property shall be invalidated solely because of the failure of any person to comply with any provision of this Section unless such failure is an act or omission which would be a valid ground for rescission of such sale or exchange in the absence of this Section.

(g) Incentives. All such applications shall receive priority service as defined in Santa Monica Municipal Code Chapter 1.20.

SECTION 9. CHAPTER 8.36 – ENERGY CODE

§ 8.36.010. Adoption.

That certain document entitled “2025 Building Energy Efficiency Standards—Standards for Residential and Nonresidential Buildings” which adopts Part 6 of Title 24 and Part 1, Chapter 10 of Title 24 of the California Code of Regulations, as published by the California Building Standards Commission and the California Energy Commission, is hereby adopted as the Energy Code of the City of Santa Monica.

§ 8.36.020. Reserved.

SECTION 10. CHAPTER 8.39 – WILDLAND-URBAN INTERFACE CODE

8.39.010 Adoption.

That certain document entitled “California Wildland-Urban Interface Code, 2025 Edition,” which adopts by reference the International Wildland-Urban Interface Code, 2024 Edition, as published by the California Building Standards Commission, are hereby adopted with the local amendments and provisions of this Chapter as the Wildland-Urban Interface Code of the City of Santa Monica.

8.39.020 Local amendments to the California Wildland-Urban Interface Code

Notwithstanding any provisions of the California Wildland-Urban Interface Code, California Building Standards Code, State Housing Law or other codes adopted by any Chapter in Article VIII of the Municipal Code to the contrary, the following local amendments shall apply.

(a) Chapter 6, Section 604.2 of the 2025 California Wildland-Urban Interface Code is amended to read:

604.2 Application.

Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

1. All unincorporated lands designated as a State Responsibility Area (SRA).
2. Land designated as a High and/or Very High Fire Hazard Severity Zone by a city or local agency.
3. Land designated in a city or local agency ordinance as a wildland-urban interface (WUI) area.

SECTION 11. CHAPTER 8.40 – FIRE CODE

§ 8.40.010. Adoption.

That certain document entitled “California Fire Code, 2025 Edition,” which adopts by reference the International Fire Code, 2024 Edition, as published by the California Building Standards Commission and the International Code Council (excluding Section 111), including Chapter 1, Division I, Chapter 1, Division II, D, P, and the most recent referenced version, adopted by the State of California, of the National Fire Codes as published by the National Fire Protection Association, are hereby adopted with the local amendments and provisions of this Chapter, and with Chapter 8.44 of the Santa Monica Municipal Code, as the Fire Code of the City of Santa Monica.

§ 8.40.020. Local amendments to the California Fire Code.

Notwithstanding any provisions of the California Fire Code, California Building Standards Code, State Housing Law or other codes adopted by any Chapter in Article VIII of the Municipal Code to the contrary, the following local amendments shall apply.

(a) Chapter 1, Section 103.1 is amended to read as follows:

103.1 Creation of agency. The Santa Monica Fire Chief, or designee, is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

(b) Chapter 1, Section 105.5.54 of the California Fire Code is added to read as follows:

Temporary Sales Lots. An operational permit is required to operate a temporary sales lot, including but not limited to: Christmas Tree Lots and Pumpkin Patches.

(c) Chapter 1, Section 110.31 of the California Fire Code is added to read as follows:

109.3.1 Submission of Records. Contractors, engineers, test companies, and licensed and/ or certified testers who perform inspection, testing and/or maintenance services on fire protection and life safety systems and equipment within the City of Santa Monica are required to electronically submit all compliant and non-compliant reports to the Santa Monica Fire Department via a method approved by the Fire Marshal.

(d) Chapter 5, Section 505.1.1 of the California Fire Code is added to read as follows:

505.1.1 Additional Requirements. Numbers shall be a minimum of 6 inches high for commercial structures and 4 inches high for interior suites, offices, rooms etc. and one- and two-family dwellings with a minimum stroke width of 0.5 inch. All buildings shall display the assigned address number so as to be visible from the street and alley upon which the address is based. Numbers shall be in contrast to their background.

(e) Chapter 9, Section 901.11 of the California Fire Code is added to read as follows:

901.11 Problematic Systems and Systems Out of Service. In the event of a failure or a faulty fire-protection system or an excessive number of accidental activations, the Fire Chief is authorized to require the building owner or occupant to provide fire watch personnel until the system is repaired. The Fire Chief is authorized to require the building owner or occupant to provide a fire watch or vacate the building.

(f) Chapter 9, Section 901.12 of the California Fire Code is added to read as follows:

901.12 Firewatch. The chief is authorized to require the building owner or occupant to provide a fire watch with personnel acceptable to the Fire Chief until

documentation is provided that the system is repaired and is operational. Such individuals shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

(g) Chapter 10, Section 1032.1.1 of the California Fire Code is amended to read as follows:

1032.1.1 Pier. This section shall also apply to all areas of the Santa Monica Pier structure and include the surrounding area that provides exit access and discharge for the pier structure.

(h) Chapter 56, Section 5601.1.3 of the California Fire Code is amended to read as follows:

5601.1.3 Fireworks. All fireworks shall be illegal in the City of Santa Monica including California State Fire Marshal "Safe and Sane" fireworks. No person shall possess, transport, sell, or offer for sale any such fireworks.

Exception:

1. Aerial public fireworks display as approved by City Council.
2. The use of fireworks for pyrotechnics special effects in motion picture, television, theatrical or group entertainment productions as authorized by State law.
3. Any use or transportation of fireworks by state or federal authorities pursuant to state or federal law.

(i) Chapter 56, Section 5601.7 of the California Fire Code is amended to read as follows:

5601.7 Seizure. The Fire Marshal or his or her designee or any peace officer may remove or cause to be removed, destroy or otherwise dispose, at the expense of the owner, explosives, explosive materials or fireworks offered or exposed for sale, stored, possessed or used in violation of this Chapter.

SECTION 12. CHAPTER 8.44 – FIRE AND LIFE SAFETY PREVENTION REQUIREMENTS

§ 8.44.010. Application.

Notwithstanding any provisions of the California Building Code, California Residential Code, California Fire Code, California Building Standards Code, State Housing Law or other codes adopted by any Chapter in Article VIII of the Municipal Code to the contrary, the following local amendments shall apply.

§ 8.44.020. Purpose.

The purpose of this Chapter is to promote public safety and welfare by reducing the cumulative impact of certain individual construction and building projects, each with an increased potential demand on the rescue and fire suppression resources of the community. The City Council establishes the policy of regulating both new and existing buildings in this class by requiring approved automatic fire extinguishing and detection systems, standpipes, fire resistive doors, and other construction to be provided in these structures at the time of their construction, conversion, alteration and maintenance so as to significantly reduce the potential demand from simultaneous incidents on emergency service resources.

§ 8.44.030. Scope.

The provisions of this Chapter shall apply to all new and existing buildings within the City, as indicated below. Structures for which a building permit has been issued prior to November 1, 2002, shall be considered as existing buildings.

§ 8.44.040. Definitions.

For purposes of this Chapter, the following definitions shall apply:

“Full automatic fire sprinkler system” means a system that meets the requirements of the Fire Code adopted by Chapter 8.40 of the Municipal Code.

“Automatic fire detection alarm system” means a system that complies with Santa Monica Fire Department requirements and is an approved arrangement of smoke, rate-of-rise, fixed temperature, or any other detector, which is approved for the use intended. The system shall alert all occupants of a building in case of fire and, when required by the Fire Chief, notify the Fire Department through Central Station Monitoring.

“Fire alarm system” means a system or portion of a system consisting of components and circuits arranged to monitor and annunciate the status of a fire alarm or supervisory signal-initiating devices and to initiate the appropriate response to those signals.

“False alarm” means an activated fire alarm or fire alarm signal from any fire alarm system which is responded to by the Santa Monica Fire Department but for which no emergency situation exists or where there is no evidence to indicate that there was an emergency situation as determined by the responding officer. False fire alarms, that qualify under this Section include:

- (1) Alarm caused by improper installation or maintenance of the fire alarm system. This includes missing backup batteries, loose connections; poorly installed or mounted smoke detectors near air vent or otherwise overly sensitive detection devices;
- (2) Alarm caused by construction and/or demolition to the fire alarm system;
- (3) Alarm caused by construction-related activities such as dust or painting operation;
- (4) Alarms caused by problematic or out-of-service fire alarm systems;

(5) Alarms caused by failure of providing proper notification to the responsible parties (alarm company and fire dispatch) of a fire alarm system in repair, test;

(6) Alarms caused by occupant or owner conducting a fire drill;

(7) Alarm caused by a burglar alarm reported as a fire alarm by an alarm company;

(8) Alarm for which there is no explanation. If a cause for the alarm cannot be identified—no pull station activated, smoke was not present, etc.—the alarm system will be assumed to have malfunctioned.

“Fiscal year” means the period from and including July 1st of any year to and including June 30th of the following year.

“Owner” means any person who owns the premises in which a fire alarm system is installed or the person or persons, who lease, operate, occupy or manage the premises. The owner shall be responsible for the activation of a fire alarm system. This includes all occupancy classification as defined in the California Building and Fire Codes as adopted by the City of Santa Monica.

“Person” means any individual, or entity, as defined in Section 1.12.150 of this Code.

§ 8.44.050. Requirements for automatic fire extinguishing and protection sprinkler systems.

(a) When Required. An approved automatic fire sprinkler system shall be installed as set forth in this Chapter under the following conditions:

(1) In all newly constructed buildings, without regard to floor area or area separation walls except detached one-story two-car residential garages (including minor accessory uses such as laundry areas or bathrooms under one hundred square feet)

provided that the new garage is located a minimum of six feet away from any other building on the same lot.

(2) Throughout any existing building, when there is a change in occupancy classification to a more hazardous division, as shown in Table 8.44-A or as determined by the Fire Chief or the Fire Marshal

TABLE 8.44-A¹ DEGREE OF OCCUPANCY HAZARD	
Rank	Occupancy Class
1	Groups E and I
2	Groups A, Divisions 1, 2, 4 and 5
3	Group R, Divisions 1 and 2 and Group A, Division 3
4	Group H, Divisions 1, 2 and 5
5	Group H, Divisions 3 and 4, Group L, Group F
6	Groups B and M; Group S, Divisions 1 and 2
7	Group R, Division 3
8	Group U, Division 1

To use the table - Step 1. Find the existing occupancy classification or division in the occupancy class column. Step 2. If the new occupancy classification or division is ranked above the existing class, then the entire building requires a full automatic fire sprinkler system.

(3) Throughout any existing building greater than one thousand square feet, whenever more than fifty percent cumulative, of the existing floor area, including

mezzanines, is added to within three calendar years.

(4) Throughout any existing building one thousand square feet or less, whenever more than seventy-five percent cumulative, of the existing floor area, including mezzanines, is added within three calendar years.

(5) Throughout any existing building greater than one thousand square feet, whenever more than a cumulative fifty percent of the interior walls and/or ceilings are exposed.

(6) Throughout any existing building one thousand square feet or less, whenever more than a cumulative seventy-five percent of the interior walls and/or ceilings are exposed.

(7) Throughout any existing building other than a single-family dwelling, whenever an additional story is added.

(8) Throughout any single-family dwelling greater than one thousand square feet, whenever an additional story is added and the new floor area for the additional story increases the existing floor area by more than thirty-three and one-third percent.

(9) Throughout any single-family dwelling one thousand square feet or less, whenever an additional story is added and the new floor area for the additional story increases the existing floor area by more than fifty percent.

(10) Throughout any existing building or structure determined to be used primarily for public assembly more than five thousand square feet in total floor area. This subsection shall not apply to buildings or structures with an approved full automatic fire sprinkler system or to churches and theaters with fixed seating.

(11) Throughout the entire floor of any existing building equipped with a partial

fire sprinkler system whenever more than fifty percent of the floor space is altered or reconfigured.

(b) **Exceptions.** The requirements of subsection (a) of this Section shall not apply to:

(1) Hospitals as defined in Health and Safety Code Section 1250;

(2) Buildings such as power plants, lookout towers, steeples, grain houses, and similar structures with noncontinuous human occupancy only when so determined by the Fire Chief;

(c) When a fire sprinkler system is required in any building that does not have a designated occupant and use at the time fire sprinkler plans are submitted for approval, the system shall be designed and installed to deliver a minimum density of not less than that required for Ordinary Hazard, Group 2, with a minimum design area of not less than three thousand square feet.

When a subsequent change in occupancy classification requires the fire sprinkler system to deliver a higher minimum density, it shall be the responsibility of the building owner to upgrade the system to the required density for the new use.

§ 8.44.080. Standards.

The Fire Chief and Building Official are jointly authorized to promulgate standards regarding the installation and type of automatic fire sprinkler systems required by Section 8.44.050 of the Municipal Code.

§ 8.44.090. Reserved.

§ 8.44.100. Smoke detectors—Existing residential occupancies.

(a) **General.** In every existing apartment, dwelling unit, guestroom, one- or two-family dwelling or condominium, hotel or motel room, smoke detectors shall be installed in

accordance with the provisions of this Section.

(b) **Existing Group R Occupancies.** On or before July 1, 2001 approved and listed smoke detectors, which may be battery-powered, shall be installed and located in accordance with the California Fire Code.

(c) **Residential Occupancy Remodels.** Approved and listed smoke detectors, which meet the provisions of the California Building Code, shall be installed when any of the following occurs:

(1) Addition of a story which increases total floor area by more thirty-three and one-third percent; or

(2) More than fifty percent of the existing roof structure is removed; or

(3) The floor area of an existing residence with a floor area of one thousand square feet or less increases more than seventy-five percent; or

(4) The floor area of an existing residence with a floor area of more than one thousand square feet increases more than fifty percent.

(d) **Transfer of Property.** Prior to the sale or exchange of residential buildings subject to Chapter 9.08 of this Municipal Code, the seller shall certify, on the report of residential building record, that approved and listed smoke detectors have been installed. Smoke detectors, which may be battery-powered, shall be installed and located in accordance with California Fire Code.

(e) **Maintenance.** Smoke detectors shall be maintained in an operable condition at all times. Detectors shall be tested, maintained and cleaned at least annually by the building owner. Proof of maintenance and cleaning shall be maintained by the building owner for a minimum of five years. New batteries shall be installed in smoke detectors

annually or in accordance with the manufacturer's instructions. When it is determined that any installed smoke detector was manufactured more than ten years prior to the effective date of this Chapter, it shall be replaced.

Exception: Single-family dwellings, which are owner occupied, do not need to maintain a written record of proof of maintenance and cleaning.

(f) **Service.** Smoke detectors shall be tested, cleaned, serviced, and replaced as needed every five years by a licensed C-10 electrical/fire alarm contractor. Written record of the service for each detector shall be maintained by the building owner and shall be made available for review by the Fire Department upon request. Written certification of the required five-year service shall be submitted to the Fire Prevention Division of the Fire Department.

Exception: Single-family dwellings, which are owner occupied, do not need to maintain a written record.

(g) **Hearing Impaired Occupants.** In a dwelling unit occupied by one or more hearing impaired persons, each smoke detector shall cause the operation of approved notification appliances for the hearing impaired. Visible notification appliances used in rooms where hearing impaired persons sleep shall have a minimum rating of one hundred seventy-seven candela for a maximum room size of fourteen feet by sixteen feet. For larger rooms, the notification appliance shall be located within sixteen feet of where the pillow is normally located. Wall mounted visual notification appliances which are part of a smoke detector shall be located between four and twelve inches below the ceiling measured to the top of the smoke detector. Visual notification appliances in non-sleeping areas shall have a minimum rating of fifteen candela.

Exception: Where a visual notification appliance in a sleeping room is mounted more than twenty-four inches below the ceiling, a minimum rating of one hundred ten candela shall be permitted. Since hearing deficits are often not readily apparent, the responsibility to advise the property owner or manager shall rest with the hearing impaired party. The responsibility for compliance shall rest with the property owner or manager.

§ 8.44.110. Standards for fire protection systems.

- (a) **General.** Fire protection systems shall conform to the standards adopted by Chapter 8.40 of the Municipal Code and to supplemental requirements of the Fire Chief.
- (b) **System Monitoring.** Alarm systems, required by Chapter 8.40 of the Municipal Code shall be monitored by an approved and listed central station. Exception: Fire sprinkler systems containing less than six heads may be provided with a local alarm.
- (c) **Annunciation and Control.** Extinguishing systems shall include control valves and signaling devices to control and indicate system operation by floors or other approved subdivisions. An approved annunciator panel shall be provided in an approved location near the principal entrance.
- (d) **Fire Department Connections and System Zones.** Systems shall be provided with listed Fire Department connections at approved locations on public street frontages. Multiple exterior connections and system zones shall be interconnected.
- (e) **Design, Approval, Acceptance, Testing and Maintenance.** Fire alarm systems shall be maintained in an operable condition at all times. When required by the Fire Chief, an approved fire watch shall be provided and maintained while a fire and life safety system is inoperative or impaired. The fire watch shall be maintained until the inoperative

or impaired system is restored a fully operational condition and a test is approved by the Fire Department.

(f) **Approval, Acceptance, Testing of New Fire Alarm Systems.** New fire alarm systems shall be designed, installed, tested and maintained in accordance with the provisions of the National Fire Alarm Code published by the National Fire Protection Association.

(g) **Existing Fire Alarm Systems.** Existing fire alarm systems shall be tested and maintained in accordance with the provisions of the National Fire Alarm Code.

(h) **Notification Devices.** All one- and two-family dwellings having a fire sprinkler system installed in compliance with NFPA 13-D, NFPA 13D, NFPA 13R and NFPA 13 systems shall have a weather-proof horn/strobe installed on the address side of the building or as approved by the Fire Marshal.

§ 8.44.120. Seismic protection of fire sprinkler systems.

(a) **General.** This Section shall be applicable to all existing automatic fire sprinkler systems installed prior to January 1, 1996. At the time of required five-year service, the seismic protection of all automatic fire sprinkler systems shall be inspected in accordance with this Section. The C-16 contractor performing the inspection shall prepare a written notice of system deficiencies, which shall be submitted to the Fire Prevention Division.

(b) **Standard.** Seismic protection shall comply with the 1996 Edition of NFPA 13, Standard for the Installation of Automatic Fire Sprinkler Systems.

(c) **Restricted Fasteners.** Through bolts with washers and nuts shall be used to secure earthquake bracing in wood members. Lag screws shall not be used to secure longitudinal bracing in wood members.

Powder-driven studs shall not be used to secure earthquake bracing in concrete or masonry members. When it is determined that powder-driven studs have been used, they shall be replaced with an approved fastener.

(d) **Suspended Ceilings.** Ceilings shall be braced with splayed seismic bracing wire.

(e) **Unsupported Sprinklers.** Sprinkler drops longer than eight feet shall be braced with splayed seismic bracing wire.

(f) **Armovers.** Armovers used to position sprinkler heads in ceilings shall be braced with splayed seismic bracing wire.

(g) **Branch Lines.** A listed wrap-around hanger shall be installed on all branch lines within eighteen inches of the end.

(h) **Unlisted Mechanical Couplings.** All unlisted mechanical couplings shall be replaced with approved and listed mechanical couplings.

(i) **Unbraced Systems.** Listed bracing shall be installed in accordance with NFPA 13, 1996 Edition.

(j) **Threaded Pipe.** All sprinkler systems shall use shop-welded branch lines. The branch lines shall be secured to cross-mains by approved grooved mechanical fittings. Longitudinal and lateral bracing shall be installed on feed mains, cross-mains and branch lines larger than two and one-half inches. Bracing shall be installed on smaller branch lines that could strike light fixtures, building system components, and building structural members.

(k) **Threaded Pipe Sway Bracing.** No thin wall pipe shall be used for sway bracing. Pipe used shall be minimum Schedule 40.

(l) **Retaining Straps.** All C-clamp type hangers shall be equipped with retaining

straps.

(m) **Notification and Enforcement.** Notification, enforcement and compliance shall be in accordance with Sections 8.44.060 and 8.44.070 of the Municipal Code. When it is determined that an existing automatic fire sprinkler system does not meet the minimum standard, the building owner shall be notified in accordance with this subsection.

§ 8.44.130. Plans and specifications.

Prior to installation of any automatic fire extinguishing, life safety or fire protection system required by this Chapter, the Fire Chief shall approve the plans and specifications for the system.

§ 8.44.140. Fire alarm requirements.

(a) **False Alarm Reports Required.** A report shall be generated by the Santa Monica Fire Department responding fire companies as deemed necessary by the Fire Marshal. The report shall include whether or not the alarm was a “false alarm” as defined in Section 8.44.040(d) of this Code.

(b) **Fire Alarm Requirements.**

(1) Every person owning or maintaining a fire alarm system shall post a notice containing the name and telephone number of the persons at which they may be reached at any time of the day or night to be notified to render repairs or services when the fire alarm is activated. Such notice shall be posted near the fire alarm panel and or the remote annunciator panel in such a position so as to be legible.

(2) The owner or the owners' representative of any fire alarm system shall be responsible for deactivating any alarm within one hour after notification or after reasonable efforts have been made to notify the owner or owners' representative that

such alarm has been activated and is ringing. The ringing of an alarm for a period in excess of one hour after such notification or efforts of notification have been made is hereby declared to be a public nuisance and subject to misdemeanor prosecution or summary abatement.

§ 8.44.150. Fees for excessive false alarm responses—Annual adjustment.

The following response fees shall be levied and paid by the responsible party (owner or lessee) of a location that includes a fire alarm system. The fees are based on the total number of false alarms, as defined in Section 8.44.040, which generate a fire company's response to the location during the same fiscal year.

No response fees shall be charged for the first and second false alarm responses to a location during the same fiscal year. Based on the costs associated with the Fire Department's emergency response to a false alarm, a fee set by resolution of the City Council shall be charged for the third false alarm response and each subsequent false alarm response made to a location during the same fiscal year. The Fire Chief shall cause to be issued a monthly bill for the unpaid service charges accrued during the billing period and any prior periods. Such bill shall be due and payable within fifteen days after the billing date.

All remedies shall be cumulative, and the use of one or more remedies by the City shall not bar the use of any other remedy for the purpose of enforcing the provisions of this Chapter. The amount of any service charge shall be deemed a debt to the City. An action may be commenced in the name of the City in any court of competent jurisdiction for the amount of any delinquent debt thirty days after it becomes due and payable. Payment of any service charge shall not prohibit criminal prosecution for the violation of any of the

provisions of this Chapter.

A location with a fire alarm system that generates more than five false alarm responses during a single fiscal year may be declared a public nuisance and the owners as defined in Section 8.44.040 shall be prosecuted.

§ 8.44.160. Penalty.

A penalty of ten percent shall be added to the fees required by Section 8.44.150 in connection with any fees that are not paid in the time and manner required by Section 8.44.150.

**SECTION 13. CHAPTER 8.58 – MANDATORY SEISMIC RETROFIT
ADMINISTRATIVE REQUIREMENTS**

§ 8.58.020. Definitions

The following words and phrases as used to enforce the provisions of Chapters 8.58, 8.60, 8.64, 8.72, 8.76, and 8.80 shall have the following meanings:

“California Building Code” shall mean the 2025 Edition of the California Building Standards Code.

“Santa Monica Seismic Retrofit Laws” shall mean Chapters 8.60, 8.64, 8.72, 8.76, and 8.80 of this Code.

SECTION 14. CHAPTER 8.60 – MANDATORY SEISMIC RETROFIT REQUIREMENTS FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS

§ 8.60.010. Adoption.

Appendix Chapter A1 of the California Existing Building Code 2025 Edition, entitled “Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings” which adopts by reference Appendix Chapter A1 of the International Existing Building Code, 2024 Edition, as published by the California Building Standards Commission and the International Code Council (excluding Sections A101, A102, A105, A114, Table A114.1), is hereby adopted as the Mandatory Seismic Retrofit Requirements for Unreinforced Bearing Wall Buildings, of the City of Santa Monica.

§ 8.60.020. Purpose.

The purpose of this Chapter is to enhance public safety by providing improved measures for seismic strengthening to unreinforced masonry bearing wall buildings (“URM buildings”) and reducing risks from the effects of seismic activity. This Chapter and the requirements for mandatory seismic strengthening and retrofit, addresses the hazards of URM buildings and associated elements of these buildings that are unreinforced such as non-bearing masonry walls and parapets.

This Chapter and the requirements therein are considered minimum standards for structural seismic resistance. They are intended to provide a greater measure of safety through improved performance of URM buildings. Compliance with this Chapter does not necessarily prevent the loss of life or injury or damage to retrofitted URM buildings.

§ 8.60.030. Scope and applicability.

(a) The provisions of this Chapter shall apply to all buildings built under building code

standards enacted before January 11, 1977 that contain any unreinforced masonry bearing or non-bearing walls or attachments and appurtenances (“URM buildings”).

(b) An owner of any buildings within the scope of this Chapter shall demonstrate compliance with the mandatory seismic retrofit requirements of this Chapter consistent with the time limits set forth in this Chapter.

(c) URM buildings that have completed all required seismic retrofit work, with a lateral load resisting analysis and structural design plans, and obtained valid final approval from the City of Santa Monica prior to the adoption of the ordinance codified in this Chapter, are exempt from the requirements this Chapter, except that tall slender URM buildings with wall height to thickness ratio of thirteen or greater (≥ 13) shall be subject to the requirements of this Chapter regardless of previously retrofit status.

§ 8.60.040. Time limits for compliance.

(a) Except as provided in subsection (b), the owner of any URM building covered by this Chapter shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of Order
Structural Evaluation Report	90 Days or 3 Months
Application for Building Permit and Submission of Plans	180 Days or 6 Months
Final Approval	2 Years or 24 Months

(b) Notwithstanding subsection (a) above, the owner of any URM building covered by this Chapter that has received a permit: (1) issued and active as of March 13, 2020; (2)

issued between March 13, 2020 and December 31, 2022; or (3) issued pursuant to a complete application submitted between March 13, 2020 and December 31, 2022 shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of Order
Structural Evaluation Report	2 years, 3 months; or 27 months
Application for Building Permit and Submission of Plans	2 years, 6 months; or 30 months
Final Approval	4 years; or 48 months

SECTION 15. CHAPTER 8.64 - MANDATORY SEISMIC RETROFIT REQUIREMENTS FOR EXISTING CONCRETE AND REINFORCED MASONRY WALL BUILDINGS WITH FLEXIBLE DIAPHRAGMS

§ 8.64.010. Adoption.

Appendix Chapter A2 of the California Existing Building Code 2025 Edition, entitled “Earthquake Hazard Reduction in Existing Reinforced Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms” of the International Existing Building Code, ~~2024~~2024 Edition, as published by the International Code Council (excluding Sections A201, A202, A203, A205 and A206) is hereby adopted as the Mandatory Seismic Retrofit Requirements for Existing Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms of the City of Santa Monica.

§ 8.64.020. Purpose.

The purpose of this Chapter is to enhance public safety by providing an improved component of seismic strengthening to existing concrete and reinforced masonry wall buildings with flexible diaphragms and reducing risks from the effect of earthquakes. This Chapter addresses the hazards of these buildings by establishing requirements for the analysis, design of structural strengthening elements, and seismic retrofit of these buildings.

This Chapter and the requirements therein are considered minimum standards for structural seismic resistance. They are intended to provide a greater measure of safety through improved performance of existing concrete and reinforced masonry wall buildings with flexible diaphragms. Compliance with this Chapter does not necessarily prevent the loss of life or injury or damage to retrofitted buildings.

§ 8.64.030. Scope and applicability.

The provisions of this Chapter shall apply to all concrete or reinforced masonry buildings with flexible diaphragms, including tilt-up concrete wall buildings, built under building code standards enacted before January 1, 1996.

Concrete or reinforced masonry buildings with flexible diaphragms, including tilt-up concrete wall buildings that have completed all required seismic retrofit work, with a lateral load resisting analysis and structural design plans, and obtained valid final approval from the City of Santa Monica prior to the adoption of the ordinance codified in this Chapter, are exempt from the requirements this Chapter.

An owner of any building within the scope of this Chapter shall demonstrate compliance with the mandatory seismic retrofit requirements of this Chapter consistent with the time limits set forth in this Chapter.

§ 8.64.040. Definitions.

For purposes of this Chapter, applicable definitions in the California Building Code and the following shall apply:

“Anchorage system” is the system of all structural elements and connections which support the concrete or masonry wall in the lateral direction, including diaphragms and subdiaphragms, wall anchorage and continuity or cross tie connectors in subdiaphragms and main diaphragms for retrofit and repairs.

“Expansion anchor” is a mechanical fastener placed in hardened concrete or assembled masonry, designed to expand in a self-drilled or predrilled hole of a specified size and engage the sides of the hole in one or more locations to develop shear and/or tension resistance to applied loads without grout, adhesive or drypack.

“Flexible diaphragm” is any diaphragm constructed of wood structural panel, diagonal or straight wood sheathing or decking, metal decking without a structural concrete topping, or horizontal rod bracing.

“Reinforced masonry wall building” is a building with masonry walls which have twenty-five percent or more of the reinforcing steel ratios required by the building code for reinforced masonry and is not classified as an unreinforced masonry wall building pursuant to Chapter 8.60 of the Santa Monica Municipal Code.

“Tilt-up concrete wall” is a form of precast concrete panel construction either cast in the horizontal position at the site or cast off-site in a fabricator's shop, and then lifted and moved into place in a vertical position.

§ 8.64.050. Engineering analysis and design.

(a) **Reinforced Concrete and Reinforced Masonry Wall Anchorage.** Concrete and masonry walls shall be anchored to all floors and roofs that provide lateral support for the wall. The anchorage shall provide a positive direct connection between the wall and floor or roof construction capable of resisting seventy-five percent of the horizontal forces specified in Chapter 16 of the California Building Code.

(b) **Special Requirements for Wall Anchorage Systems.** The steel elements of the wall anchorage system shall be designed in accordance with the building code without the use of the 1.33 short duration allowable stress increase when using allowable stress design. Wall anchors shall be provided to resist out-of-plane forces, independent of existing shear anchors.

Exception: Existing cast-in-place shear anchors are allowed to be used as wall anchors if the tie element can be readily attached to the anchors, and if the

engineer or architect can establish tension values for the existing anchors through the use of approved as-built plans or testing and through analysis showing that the bolts are capable of resisting the total shear load (including dead load) while being acted upon by the maximum tension force due to an earthquake.

Expansion anchors are only allowed with special inspection and approved testing for seismic loading.

Attaching the edge of plywood sheathing to steel ledgers is not considered compliant with the positive anchoring requirements of this Chapter. Attaching the edge of steel decks to steel ledgers is not considered as providing the positive anchorage of this Chapter unless testing and/or analysis are performed to establish shear values for the attachment perpendicular to the edge of the deck. Where steel decking is used as a wall anchor system, the existing connections shall be subject to field verification and the new connections shall be subject to special inspection.

(c) **Development of Anchor Loads into the Diaphragm.** Development of anchor loads into roof and floor diaphragms shall comply with Chapter 16 of the California Building Code using horizontal forces that are seventy-five percent of those used for new construction.

Exception: If continuously tied girders are present, the maximum spacing of the continuity ties is the greater of the girder spacing or twenty-four feet (7,315 mm).

In wood diaphragms, anchorage shall not be accomplished by use of toenails or nails subject to withdrawal. Wood ledgers, top plates or framing shall not be used in cross grain bending or cross grain tension. The continuous ties required in Chapter 16 of the California Building Code shall be used in addition to the diaphragm sheathing.

Lengths of development of anchor loads in wood diaphragms shall be based on existing field nailing of the sheathing unless existing edge nailing is positively identified on the original construction plans or at the site.

(d) **Anchorage at Pilasters.** Anchorage at pilasters shall be designed for the tributary wall- anchoring load per subsection (a) of this Section, considering the wall as a two-way slab. The edges of the two-way slab shall be considered fixed when there is continuity at pilasters and shall be considered pinned at roof and floor. The pilasters or the walls immediately adjacent to the pilasters shall be anchored directly to the roof framing such that the existing vertical anchor bolts at the top of the pilasters are bypassed without permitting tension or shear failure at the top of the pilasters.

Exception: If existing vertical anchor bolts at the top of the pilasters are used for the anchorage, additional exterior confinement shall be provided as required to resist the total anchorage force.

The minimum anchorage force at a floor or roof between the pilasters shall be that specified in subsection (a).

(e) **Symmetry.** Symmetry of wall anchorage and continuity connectors about the minor axis of the framing member is required.

Exception: Eccentricity may be allowed when it can be shown that all components of forces are positively resisted. The resistance must be supported by calculations or tests.

(f) **Combination of Anchor Types.** New anchors used in combination on a single framing member shall be of compatible behavior and stiffness.

(g) **Anchorage at Interior Walls.** Existing interior reinforced concrete or reinforced masonry walls that extend to the floor above or to the roof diaphragm shall be anchored

for out-of- plane forces per subsections (a) and (c). Walls extending through the roof diaphragm shall be anchored for out-of-plane forces on both sides, and continuity ties shall be spliced across or continuous through the interior wall to provide diaphragm continuity.

(h) **Collectors.** If collectors are not present at reentrant corners or interior shear walls, they shall be provided. Existing or new collectors shall be designed for the capacity required to develop into the diaphragm a force equal to the lesser of the rocking or shear capacity of the reentrant wall or the tributary shear based on seventy-five percent of the horizontal forces specified in Chapter 16 of the California Building Code. The capacity of the collector need not exceed the capacity of the diaphragm to deliver loads to the collector. A connection shall be provided from the collector to the reentrant wall to transfer the full collector force (load). If a truss or beam other than a rafter or purlin is supported by the reentrant wall or by a column integral with the reentrant wall, then an independent secondary column is required to support the roof or floor members whenever rocking or shear capacity of the reentrant wall is less than the tributary shear.

(i) **Mezzanines.** Existing mezzanines relying on reinforced concrete or reinforced masonry walls for vertical and/or lateral support shall be anchored to the walls for the tributary mezzanine load. Walls depending on the mezzanine for lateral support shall be anchored per subsections (a), (b) and (c).

Exception: Existing mezzanines that have independent lateral and vertical support need not be anchored to the walls.

§ 8.64.060. Time limits for compliance.

(a) Except as provided in subsection (b) below, the owner of any building covered by

this Chapter shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of Order
Structural Evaluation Report	120 Days or 4 Months
Application for Building Permit and Submission of Plans	270 Days or 9 Months
Final Approval	3 Years or 36 Months

(b) Notwithstanding subsection (a) above, the owner of any building covered by this Chapter that has received a permit: (1) issued and active as of March 13, 2020; (2) issued between March 13, 2020 and December 31, 2022; or (3) issued pursuant to a complete application submitted between March 13, 2020 and December 31, 2022 shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of Order
Structural Evaluation Report	2 years, 4 Months; or 28 Months
Application for Building Permit and Submission of Plans	2 years, 9 Months; or 33 Months
Final Approval	5 Years or 60 Months

SECTION 16. CHAPTER 8.68 - VOLUNTARY SEISMIC RETROFIT REQUIREMENTS FOR CRIPPLE WALLS AND SILL PLATE ANCHORAGE IN SINGLE-FAMILY DWELLINGS

§ 8.68.010. Adoption.

Appendix Chapter A3 of the California Existing Building Code 2025 Edition, entitled “Prescriptive Provisions for Seismic Strengthening Provisions of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings” which adopts by reference Appendix Chapter A3 of the International Existing Building Code, 2024 Edition, as published by the California Building Standards Commission and the International Code Council (excluding Sections A301) is hereby adopted as the Voluntary Seismic Retrofit Requirements for Cripple Walls and Sill Plate Anchorage in Single-Family Dwellings of the City of Santa Monica.

§ 8.68.020. Purpose.

The provisions of this Chapter is intended to promote the safety and welfare of occupants in single-family dwellings by reducing the risks of earthquake-induced damage to existing wood- framed structures. The standards contained in this Chapter are intended to substantially improve the seismic performance of these buildings but will not necessarily prevent all earthquake-related damage. When fully followed, these standards will strengthen the portion of the structure that is most vulnerable to earthquake damage.

Prior to 1960, many wood frame dwellings were built with raised wood floors supported by short wood stud walls known as cripple walls. These cripple walls are typically braced with weaker seismic materials such as portland cement plaster or horizontal wood siding. In addition, earlier building codes did not require wood frame buildings to be bolted to

their foundations. Recent earthquakes of moderate magnitude have shown that if a building has weak cripple walls or is unbolted, it may fall off its foundation. Fallen buildings have collapsed, caught fire or needed extensive repairs to restore their occupancy.

§ 8.68.030. Scope and applicability.

Owners of any light wood-frame single-family dwellings, which contain one or more of the following structural weaknesses, are encouraged to seismically retrofit their buildings pursuant to the provisions of this Chapter:

- (a) Sill plates or floor framing that are supported directly on the ground without an approved foundation system.
- (b) Perimeter foundation system that is constructed only of wood posts supported on isolated pad footings.
- (c) Perimeter foundation system that is not continuous at locations other than existing single-story exterior walls not exceeding ten feet (3,084 mm) in length forming an extension of floor area beyond the line of an existing continuous perimeter foundation or at porches, storage rooms and similar spaces not containing fuel-burning appliances.
- (d) Perimeter foundation system that is constructed of unreinforced masonry.
- (e) Sill plates that are not connected to the foundation or sill plate that are connected with less than what is required by the California Building Code.
- (f) Floor framing members that are supported directly on an approved foundation system without a sill plate and are not connected to the foundation or are connected with less than what is required by the California Building Code.
- (g) Cripple walls that are not braced in accordance with the requirements of this

Chapter or cripple walls not braced with diagonal sheathing or wood structural panels in accordance with the California Building Code.

(h) Cripple walls or sill plates that are not connected to the floor diaphragm above or are connected with less than what is required by the California Building Code.

SECTION 17. CHAPTER 8.72 – MANDATORY SEISMIC RETROFIT REQUIREMENTS FOR SOFT, WEAK OR OPEN FRONT WALLS IN LIGHT, WOOD-FRAMED BUILDINGS

§ 8.72.010. Purpose.

The purpose of this Chapter is to promote public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing wood-frame multi-story buildings with soft, weak or open front walls (soft story buildings). This Chapter creates minimum standards to mitigate hazards from structural deficiencies in soft story, weak or open front wall buildings. Adherence to these minimum standards will improve the performance of these buildings during earthquakes and reduce, but not necessarily prevent the loss of life, injury or earthquake-related damage.

§ 8.72.020. Scope and applicability.

(a) The provisions of this Chapter shall apply to all buildings of wood-frame construction, or wood-frame portions thereof, where:

(1) The structure was built under building code standards enacted before November 10, 1980; and

(2) The ground floor portion of the structure contains parking or other similar open floor space that causes soft, weak or open-front wall lines, and there exists one or more stories above.

(b) Buildings described in subsection (a) have completed all required seismic retrofit work, with a lateral load resisting analysis and structural design plans, and obtained valid final approval from the City of Santa Monica prior to the adoption of the ordinance codified in this Chapter, are exempt from the requirements this Chapter, except that:

(1) Buildings with pole structures supporting the soft, weak or open front walls shall be subject to this Chapter regardless of previous retrofit status;

(2) Buildings of three or more stories having horizontal structural irregularities of Type 2, 3, 4, or 5 listed in ASCE 7 “Horizontal Structural Irregularities” Table 12.3-1, shall be subject to this Chapter regardless of previous retrofit status.

(c) An owner of any buildings within the scope of this Chapter shall demonstrate compliance with the mandatory seismic retrofit requirements of this Chapter, as set forth in Section 8.72.050, consistent with the time limits set forth in this Chapter.

§ 8.72.030. Definitions.

“ASCE 7” is a standards publication by the American Society of Civil Engineers entitled “Minimum Design Loads for Buildings and Other Structures.” It provides requirements for general structural design. This publication is referenced in Chapter 35 of the California Building Code.

“Cripple wall” is a wood-framed stud wall extending from the top of the foundation wall to the underside of the lowest floor framing of the building.

“Ground floor” is any floor within the wood-frame portion of a building whose elevation is immediately accessible from an adjacent grade by vehicles or pedestrians. The ground floor portion of the structure does not include any floor that is completely below adjacent grades.

“Open-front wall line” is an exterior wall line, without vertical elements of the lateral force-resisting system, which requires tributary seismic forces to be resisted by diaphragm rotation or excessive cantilever beyond parallel lines of shear walls. Diaphragms that cantilever more than twenty-five percent of the distance between lines

of lateral force resisting elements from which the diaphragm cantilevers shall be considered excessive. Exterior exit balconies of six feet or less in width shall not be considered excessive cantilevers.

“Soft wall line” is a wall line, the lateral stiffness of which is less than what is required by story drift limitations or deformation compatibility requirements of this Chapter. In lieu of the engineering analysis required by this Chapter to determine whether a wall line's lateral stiffness is less than the aforementioned story drift limitations or deformation compatibility requirements, a soft wall line may be defined as a wall line in a story where the wall stiffness is less than seventy percent of the stiffness of the exterior wall above for the direction under consideration.

“Story” is as defined in the California Building Code, but includes any basement or underfloor space of a building with cripple walls exceeding four feet in height.

“Story strength” is the total strength of all seismic-resisting elements sharing the same story shear in the direction under consideration.

“Wall line” is any length of a wall along a principal axis of the building used to provide resistance to lateral loads.

“Weak wall line” is a wall line at the ground floor where the wall strength is less than eighty percent of the strength of the wall above in the direction under consideration.

§ 8.72.040. Engineering analysis and design.

(a) **Scope of Analysis.** This Chapter requires the alteration, repair, retrofit, replacement or addition of structural elements and their connections to meet the strength and stiffness requirements set forth in this Chapter, except as modified herein. The structural evaluation required by this Chapter shall analyze and identify structural

deficiencies in accordance with ASCE 7. As part of the structural evaluation, the lateral-load-path analysis shall include the resisting elements and connections from the wood diaphragm immediately above any soft, weak or open wall lines to the foundation. Stories above the weak wall line shall be considered in the analysis but need not be structurally strengthened.

(b) **Design Base Shear and Design Parameters.** The design force in a given direction shall be seventy-five percent of the design base shear specified in the seismic provision of ASCE 7. The value of response modification coefficient, R , need not be less than 3.5, provided the strengthening systems are not cantilevered column systems and the strengthened structure will not have vertical structural irregularities of either Type 1a, 1b, 5a or 5b listed in ASCE 7, "Vertical Structural Irregularities" Table 12.3-2.

(c) **Lateral Vertical Systems.** Strengthening systems with concrete walls or masonry walls, or steel braced frames shall not be permitted.

(d) **Horizontal Structural Irregularities in Buildings with Three or More Stories.** Structures with three or more stories having horizontal structural irregularities of either Type 2, 3, 4, or 5 listed in ASCE 7, "Horizontal Structural Irregularities" Table 12.3-1, shall be altered to meet the additional requirements of those sections referenced in the table for the entire story with weak or open wall lines.

(e) **Alternate Analysis, Base Shear and Design Parameters.** Alternate design methodologies that improve the whole first story seismic performance that are at least equivalent to those prescribed by this Chapter and that achieve the life safety objectives established by this Chapter may be submitted to the City for alternative analysis for base shear and design parameters.

(f) **Additional Anchorage Requirements for Buildings on Hillsides.** Where any portion of a building within the scope of this Chapter is constructed on or into a slope steeper than one- unit vertical in three units horizontal (thirty-three percent slope), the lateral-force-resisting system, at and below the base level diaphragm, shall also be analyzed for the effects of concentrated lateral loads caused at the building base from the hillside conditions and comply with the provisions of the City of Santa Monica Building Code.

(g) **Story Drift Limitations.** The calculated story drift for each retrofitted story shall not exceed the allowable deformation compatible with all vertical load-resisting elements and 0.025 times the story height. The calculated story drift shall not be reduced by the effects of horizontal diaphragm stiffness, but shall be increased when these effects produce rotation. Drift calculations shall be in accordance with ASCE 7 requirements.

(h) **Pole Structures.** The effects of rotation and soil stiffness shall be included in the calculated story drift where lateral loads are resisted by vertical elements whose required depth of embedment is determined by pole formulas. The coefficient of subgrade reaction used in deflection calculations shall be based on an approved geotechnical investigation conducted in accordance with approved geotechnical engineering reports.

(i) **P-Delta Effect.** The requirements of the California Building Code shall apply, except as modified herein. All structural framing elements and their connections not required by the design to be part of the lateral force resisting system shall be designed and detailed to be adequate to maintain support of design dead plus live loads when subject to the expected deformations caused by seismic forces. The stress analysis of cantilever columns shall use an effective length factor of 2.1 for the direction normal to

the axis of the beam.

(j) **Ties, Continuity and Collectors.** All parts of the structure included in the scope of analysis shall be interconnected and the connection shall be capable of resisting the seismic force created by the parts being connected as required per the California Building Code.

§ 8.72.050. Time limits for compliance.

The owner of any building covered by this Chapter shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of
	Order
Structural Evaluation Report	4 Years or 48 Months
Application for Building Permit and Submission of Plans	5 Years or 60 Months
Final Approval	8 Years or 96 Months

SECTION 18. CHAPTER 8.76 – MANDATORY SEISMIC RETROFIT REQUIREMENTS FOR EXISTING WELDED STEEL MOMENT FRAME STRUCTURES

§ 8.76.010. Purpose.

The provisions of this Chapter are intended to promote the public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing welded steel moment frame buildings. The welded connections and non-ductility of the steel connecting elements introduce poor performance of these buildings in seismic events. The deficiencies in the lateral force resisting system beam-column connections could experience damage and possible connection failures. This Chapter creates minimum standards intended to improve the performance of these buildings during earthquakes and reduce, but not necessarily prevent, the loss of life, injury or earthquake-related damage.

§ 8.76.020. Scope and applicability.

- (a) The provisions of this Chapter shall apply to any building utilizing a welded steel moment frame that was built under building code standards enacted before January 1, 1996.
- (b) Buildings described in subsection (a) above that have completed all required seismic retrofit work, with a lateral load resisting analysis and structural design plans, and obtained valid final approval from the City of Santa Monica prior to the adoption of the ordinance codified in this Chapter, are exempt from the requirements this Chapter.
- (c) An owner of any buildings within the scope of this Chapter shall demonstrate compliance with the mandatory seismic retrofit requirements of this Chapter, as set forth in Section 8.76.050, consistent with the time limits set forth in this Chapter.

(d) Welded steel moment frames in existing unreinforced masonry buildings or in soft story buildings are exempt from the requirements of this Chapter.

§ 8.76.030. Definitions.

“ASCE 41” is a standards publication by the American Society of Civil Engineers entitled “Seismic Evaluation and Retrofit of Existing Buildings” and describes deficiency-based and systematic procedures to evaluate and retrofit existing buildings to withstand the effects of earthquakes. This publication is referenced in Chapter 35 of the California Building Code.

“Load path deficiency” occurs when the structure does not contain a complete, well defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation.

“Steel moment frame” is a frame capable of resisting horizontal forces caused by the steel members (beams and column) and joints resisting forces primarily caused by flexure.

§ 8.76.040. Compliance requirements.

The structural evaluation, structural analysis report, and structural design plans for the seismic strengthening and retrofit for welded steel moment frame buildings shall be conducted by a State of California licensed civil or structural engineer, or a State of California registered architect.

For welded steel moment frame buildings over fifty-five feet in height as described by Section 8.44.090 of the Santa Monica Municipal Code, the structural evaluation, structural analysis report, and structural design plans shall be conducted by a State of

California licensed structural engineer.

Plans and associated documents shall bear the seal and signature of the design professional.

§ 8.76.050. Engineering analysis and design.

(a) Evaluation, Analysis, and Engineering Report. This Chapter requires the alteration, repair, retrofit, replacement or addition of structural elements and their connections to meet the strength and stiffness requirements set forth in this Chapter, except as modified herein. The structural evaluation required by Section 8.58.030 shall analyze and identify all structural deficiencies in accordance with ASCE 41. The engineering report, containing the required structural evaluation, shall further identify major deficiencies observed in the analysis of the building including: deficient load path, weak or soft story conditions, horizontal or vertical irregularities.

(b) Major Deficiencies. Any of the major deficiencies described in subsection (a) of this Section shall cause the building to be retrofitted. Retrofit work to mitigate the major deficiencies shall not impact the existing lateral load elements by increasing any demand-to-capacity ratio by more than ten percent unless the existing elements are shown to be capable of resisting the increased demand. The mitigation of the major deficiencies shall also not create additional structural deficiencies or make the existing structural deficiencies more severe.

(c) Advance Analysis. The engineering report may show that the major deficiencies meet the requirements of ASCE 41 by advanced analysis.

(d) Structural Analysis, Design and Evaluation. The building shall meet or exceed the structural performance level for the associate earthquake hazard levels based on Risk

Category as defined in ASCE 41 as follows:

Risk Category	Hazard Level 1	Hazard Level 2
I & II	BSE-1E, S-3	BSE-2E, S-5
III & IV	BSE-1E, S-2	BSE-2E, S-5

§ 8.76.060. Time limits for compliance.

(a) Except as provided in subsection (b) below, the owner of any building covered by this Chapter shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of Order
Structural Evaluation Report	3 Years or 36 Months
Application for Building Permit and Submission of Plans	12 Years or 144 Months
Final Approval	20 Years or 240 Months

(b) Notwithstanding subsection (a) above, the owner of any building covered by this Chapter that has received a permit: (1) issued and active as of March 13, 2020; (2) issued between March 13, 2020 and December 31, 2022; or (3) issued pursuant to a complete application submitted between March 13, 2020 and December 31, 2022 shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of Order
Structural Evaluation Report	5 Years or 60 Months

Application for Building Permit and Submission of Plans	14 Years or 168 Months
Final Approval	22 Years or 264 Months

SECTION 19. CHAPTER 8.80 - MANDATORY SEISMIC RETROFIT REQUIREMENTS FOR EXISTING NON- DUCTILE CONCRETE BUILDINGS

§ 8.80.010. Purpose.

The purpose of this Chapter is to promote the public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing concrete buildings. Older concrete buildings are typically vulnerable in seismic events due to deficiencies in the lateral force resisting system (beams, columns and joints) that render the building incapable of sustaining gravity loads when the building is subjected to earthquake-induced lateral displacements. This Chapter creates minimum standards to mitigate hazards from these structural deficiencies. Adherence to these minimum standards will improve the performance of these buildings during earthquakes and reduce, but not necessarily prevent, the loss of life, injury or earthquake-related damage.

§ 8.80.020. Scope and applicability.

(a) The provisions of this Chapter shall apply to any concrete building built under building code standards enacted before January 11, 1977.

(b) Buildings described in subsection (a) above that have completed all required seismic retrofit with a lateral load resisting analysis and structural design plans, and obtained valid final approval from the City of Santa Monica prior to the adoption of the ordinance codified in this Chapter, are exempt from the requirements this Chapter.

(c) An owner of any buildings within the scope of this Chapter shall demonstrate compliance with the mandatory seismic retrofit requirements of this Chapter, as set forth in Section 8.80.050, consistent with the time limits set forth in this Chapter.

§ 8.80.030. Definitions.

“ASCE 41” is a standards publication by the American Society of Civil Engineers entitled “Seismic Evaluation and Retrofit of Existing Buildings” and describes deficiency-based and systematic procedures to evaluate and retrofit existing buildings to withstand the effects of earthquakes. This publication is referenced in Chapter 35 of the California Building Code.

“Concrete building” is a building having concrete floors and/or roofs, either with or without beams, supported by concrete walls and/or concrete columns, and/or concrete frames with or without masonry infills, or any combination thereof.

“Masonry infill” is the unreinforced or reinforced masonry wall construction within a reinforced concrete frame.

§ 8.80.040. Compliance requirements.

The structural evaluation, structural analysis report, and structural design plans for the seismic strengthening and retrofit for non-ductile concrete buildings shall be conducted by a State of California licensed civil or structural engineer, or a State of California registered architect.

For non-ductile concrete buildings over fifty-five feet in height as described by Section 8.44.090 of the Santa Monica Municipal Code, the structural evaluation, structural analysis report, and structural design plans shall be conducted by a State of California licensed structural engineer.

Plans and associated documents shall bear the seal and signature of the design professional.

§ 8.80.050. Engineering analysis and design.

(a) Scope of Analysis. This Chapter requires the alteration, repair, retrofit,

replacement or addition of structural elements and their connections to meet the following requirements in this Section.

(b) Building Structural Analysis, Design and Evaluation. The building shall meet one of the following criteria:

(1) Strength of the lateral-force resisting system shall meet or exceed seventy-five percent of the base shear specified in the California Building Code seismic provisions. Elements not designated to be part of the lateral-force resisting system shall be adequate for gravity load effects and seismic displacement due to the full (one hundred percent) of the design story drift specified in the California Building Code seismic provisions.

(2) Meet or exceed the structural performance level for the associate earthquake hazard levels based on Risk Category as defined in ASCE 41 as follows:

Risk Category	Hazard Level 1	Hazard Level 2
I & II	BSE-1E, S-3	BSE-2E, S-5
III & IV	BSE-1E, S-2	BSE-2E, S-5

§ 8.80.060. Time limits for compliance.

(a) Except as provided in subsection (b) below, the owner of any building covered by this Chapter shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of Order
Structural Evaluation Report	3 Years or 36 Months

Application for Building Permit and Submission of Plans	4 Years, 6 Months or 54 Months
Final Approval	10 Years or 120 Months

(b) Notwithstanding subsection (a) above, the owner of any building covered by this Chapter that has received a permit: (1) issued and active as of March 13, 2020; (2) issued between March 13, 2020 and December 31, 2022; or (3) issued pursuant to a complete application submitted between March 13, 2020 and December 31, 2022 shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of Order
Structural Evaluation Report	5 Years or 60 Months
Application for Building Permit and Submission of Plans	6 Years, 6 Months or 78 Months
Final Approval	12 Years or 144 Months

SECTION 20. CHAPTER 8.106 – GREEN BUILDING STANDARDS CODE

§ 8.106.010 Adoption.

That certain document entitled “California Green Building Standards Code, 2025 Edition,” as published by the California Building Standards Commission, is hereby adopted as the Green Building Standards Code of the City of Santa Monica.

§ 8.106.020 Local amendments to the California Green Building Standards Code.

Notwithstanding any provisions of the 2025 California Green Building Standards Code, 2025 California Energy Code, or other codes adopted by any Chapter in Article VIII of the Municipal Code to the contrary, the following local amendments shall apply.

§ 8.106.100 Reserved.

§ 8.106.110 Reserved.

§ 8.106.120 Reserved.

§ 8.106.130 Reduction in cement use.

(a) Adoption of Local Amendments.

That certain document entitled “California Green Building Standards Code, 2025 Edition,” as published by the California Building Standards Commission, is hereby amended with the following local amendments:

(b) Definitions.

Unless defined herein, all defined terms shall be those found in the 2025 California Green Building Standards Code.

For the application of this section the following definitions shall apply:

Cement Limit: The maximum allowed amount of Cement in concrete at specified

compressive strengths measured in pounds per cubic yards and listed on concrete mix-designs.

Concrete: Concrete is any approved combination of mineral aggregates bound together into a hardened conglomerate in accordance with the requirements of this code.

Environmental product declaration (EPD): EPDs present quantified environmental information on the life cycle of a product to enable comparisons between products fulfilling the same function. EPDs must conform to ISO 14025, and EN 15804 or ISO 21930, and have at least a “cradle to gate” scope (which covers product life cycle from resource extraction to the factory).

High Early Strength Cement: Defined as cement used to produce concrete with the compressive strength shown on submitted building plans within 12 hours.

Newly-Constructed Building: “Newly-constructed building” means a new structure that has never before been used or occupied for any purpose or removal and replacement of an existing structure, or repair, alteration, modification, addition to, or rehabilitation of an existing structure, where a demolition will occur, as defined Santa Monica Municipal Code Section 9.25.030 (A.1) or (A.2).

(c) Scope: The requirements of this Chapter shall apply to all Newly Constructed Buildings and swimming pools and spas as provided in Section 8.106.130.1 for which a building permit for construction is issued on or after 30 days following the second reading of this ordinance. Projects that do not meet the thresholds requiring plan review, as determined by the Building Official shall be exempt from this ordinance.

(d) 8.106.130.3 - California Building Standards Code amendments.

(1) Section 1901.2 of the 2025 California Building Code is hereby amended as

follows:

1901.2 Plain and reinforced concrete. Structural concrete shall be designed and constructed in accordance with the requirements of this chapter and ACI 318 as amended in Section 1905 of this code and Santa Monica Municipal Code Chapter 8.106.130.

(2) Section R402.2.1 of the 2025 California Residential Code is hereby amended as follows:

R402.2.1 Materials for concrete. Materials for concrete shall comply with the requirements of Section R608.5.1, as amended by Santa Monica Municipal Code Section 8.106.130.

(3) Section R404.1.3 of the 2025 California Residential Code is hereby amended as follows:

R404.1.3 Concrete foundation walls. Concrete foundation walls that support light- frame walls shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332, or PCA 100, as amended by Santa Monica Municipal Code Section 8.106.130. Concrete foundation walls that support above-grade concrete walls that are within the applicability limits of Section R608.2 shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332, or PCA 100, as amended by Santa Monica Municipal Code Section 8.106.130. Concrete foundation walls that support above-grade concrete walls that are not within the applicability limits of Section R608.2 shall be designed and constructed in accordance with the provisions of ACI 318, ACI 332, or PCA 100, as amended by Santa Monica

Municipal Code Section 8.106.130. Where ACI 318, ACI 332, PCA 100 or the provisions of this section, as amended by Santa Monica Municipal Code Section 8.106.130, are used to design concrete foundation walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority.

(4) Section R506.1 of the 2025 California Residential Code is hereby amended as follows:

R506.1 General. Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or ACI 332, as amended by Santa Monica Municipal Code Section 8.106.130. Such floors shall not be less than 3 1/2 inches (89mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

(5) Section R608.5 of the 2025 California Residential Code is hereby amended as follows:

R608.5 Materials. Materials used in the construction of concrete walls shall comply with this section, as amended by, Santa Monica Municipal Code Section 8.106.130.

(6) Section 301 of the 2025 California Green Building Standards Code is hereby augmented with the following:

301.6 Low-carbon concrete requirements for all projects. Plain and reinforced concrete installed as part of any project subject to the application of this code shall demonstrate compliance with the requirements of Santa Monica Municipal Code Section 8.106.130, the full text of which is herein added to this code by reference.

(7) Section 5.409.3 Product GWP compliance – prescriptive path of the 2025 California Green Building Standards Code is hereby adopted and amended as follows:

5.409.3 Product GWP compliance – prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific. All concrete must comply with section 5.409.3.2.

TABLE 5.409.3 PRODUCT GWP LIMITS

Buy Clean California Materials Product Category ¹	Maximum acceptable GWP value (unfabricated) (GWP allowed)	Unit of Measurement
Hot-rolled structural steel sections	1.77	MT CO ₂ e/MT
Hollow structural sections	3.00	MT CO ₂ e/MT
Steel plate	2.61	MT CO ₂ e/MT
Concrete reinforcing steel	1.56	MT CO ₂ e/MT
Flat glass	2.50	kg CO ₂ e/MT
Light-density mineral wool board insulation	5.83	kg CO ₂ e/1 m ²

Heavy-density mineral wool board insulation	14.28	kg CO ₂ e/1 m ²
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5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

5.409.3.2 Reduction in cement use requirements.

All plain and reinforced concrete installed in residential and non-residential Newly Constructed Buildings and swimming pools and spas as provided in Section 8.106.130.1 for which a building permit for construction is issued on or after 30 days after the second reading of this ordinance shall comply with Section 5.409.3 to reduce embodied carbon in concrete. Projects that do not meet the thresholds requiring plan review, as determined by the Building Official, shall be exempt from this ordinance.

5.409.3.2.1

Products shall comply with the requirements for product GWP or Cement Limit performance in accordance with Section 5.409.3 using the maximum acceptable GWP or Cement Limit value for the product category listed in Table 5.409.3.5.

5.409.3.3 Project Based Compliance:

A weighted average of the maximum GWP or Cement Limit for all concrete mixes installed in the project shall be less than the weighted average maximum GWP or Cement Limit allowed per Table 5.409.3.5 using Project Based Equation 5.409.3.3A or 5.409.3.3B Calculations shall be performed with consistent units of measurement for the material quantity and the GWP or Cement Limit value. For the purposes of this exception, industry wide EPD's are acceptable.

Project Based GWP Equation 5.409.3.3A

$$GWP_n < GWP \text{ allowed}$$

Where

$$GWP_n = \sum (GWP_n)(v_n) \text{ and } GWP \text{ allowed} = \sum (GWP \text{ allowed})(v_n)$$

And

n = each concrete mix installed in the project

GWP_n = the GWP for concrete mix n per concrete mix EPD, in kg CO₂e /m³

$GWP \text{ allowed}$ = the GWP potential allowed for concrete mix n per Table

5.409.3.5 v_n = the volume of concrete mix n installed in the project, in m³

Project Based Cement Limit Equation 5.409.3.3B

$$Cem \text{ proj} < Cem \text{ allowed}$$

Where

$$Cem \text{ proj} = \sum Cem_n v_n \text{ and } Cem \text{ allowed} = \sum Cem \text{ lim } v_n$$

and

n = the total number of concrete mixtures for the project

Cem_n = the cement content for mixture n , kg/m³ or lb/yd³

$Cem \text{ lim}$ = the maximum cement content for mixture n per Table 5.409.3.5

kg/m³ or lb/yd³

v_n = the volume of mixture n concrete to be placed, yd³ or m³

Applicant can use yd³ or m³ for calculation, but must keep same units throughout.

5.409.3.4. Verification of compliance.

The Acknowledgement Worksheet signed by the design professional of record shall be provided on the construction documents during plan review. Updated EPDs or Mix Designs, and a batch receipt from the concrete supplier for products used in construction

shall be provided to the owner at the close of construction and to the City upon request. The City requires inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the City.

TABLE 5.409.3.5

Concrete GWP and Cement Limits

Note: Acceptable supplementary cementitious materials used to replace cement in concrete mix designs include but are not limited to:

1. Fly ash conforming to ASTM C618.
2. Slag cement (GGBFS) conforming to ASTM C989.
3. Silica fume conforming to ASTM C1240.
4. Natural pozzolan conforming to ASTM C618.
5. Blended supplementary cementitious materials conforming to ASTM C1697.
6. Ultra-fine fly ash (UFFA) conforming to ASTM C618.
7. Metakaolin conforming to ASTM C618.
8. Ground-glass pozzolan per ASTM C1866/C1866M.
9. Other materials with comparable or superior environmental benefits, as approved by the Engineer of Record and enforcing authority.

Concrete, Ready-Mixed

	Cement Limits	Global Warming Potential (GWP) Limits
Minimum specified 28 day compressive strength f'c, psi	Maximum cement content, lbs/yd ³	Maximum Global Warming Potential (GWP) kg CO ₂ e/m ³

up to 2500	362	260
3000	410	289
4000	456	313
5000	503	338
6000	531	356
7000	594	394
7001 and higher	657	433
up to 2499 light weight	512	500
Up to 3499 light weight	571	546
Up to 4499 light weight	629	594

Notes

(1) For concrete strengths between the stated values, use linear interpolation to determine cement and/or GWP limits.

(2) Cement of any type per ASTM C150, ASTM C595.

(3) Project applicants can choose to comply using the Maximum Cement limits OR the Maximum Global Warming Potential limits.

5.409.3.6 Allowable Increases.

1. Cement or GWP limits shown in Table 5.409.3.5 can be increased by 30% for concrete demonstrated in writing to the Building Official or for Public Works Projects, the City Engineer, as requiring high early strength. Such concrete could include precast, prestressed concrete; beams and slabs above grade; shotcrete; and other applications as demonstrated in writing by the Professional Engineer or other licensed professionals.

2. Approved Cements. The industry-average EPD describing Portland cements produced in the United States by the Portland Cement Association, certified by ASTM, lists a Portland cement global warming potential of 922 kg CO₂e/metric ton. If your plant specific EPD for a cement or blended cement,

demonstrated to the Building Official by an approved EPD, is lower than 922 kg CO₂e/metric ton an increase in cement is allowed (e.g. use of ASTM 595 Type 1L Cement). The maximum cement content may be increased above the compliance level in Table 5.409.3.5 proportionate to the percentage difference in GWP of the plant specific EPD and the industry-average 922 kg CO₂e/metric ton.

Formula: $922 - \text{Plant Specific GWP} = \text{Difference}$

$\text{Difference}/922 = \text{Percent Allowable Increase}$

For example: A plant specific EPD of 900 kg CO₂e/metric ton could allow up to a 2% increase in allowable cement.

$$922 - 900 = 22$$

$$22/922 = 0.02$$

5.409.3.7 Exemptions.

If an applicant for a project subject to this chapter believes that circumstances exist that make it a hardship or infeasible to meet the requirements of this chapter, the applicant may request an exemption in writing to the building department or Public Works (for City project or work within the Public Right of Way). In applying for an exemption, the burden is on the applicant to show hardship or infeasibility. Circumstances that constitute hardship or infeasibility may include:

- There is a lack of commercially available material necessary to comply with this chapter. The applicant must provide written notice from at least two local concrete suppliers that there is a lack of commercially available materials necessary to comply.
- The cost of the concrete mix that achieves compliance is more than the cost of a

100% Portland cement (ASTM C-150) or a 100% Portland limestone cement (ASTM C-595 Type 1L) mix. Applicant must provide quotes from at least two local concrete suppliers comparing the cost of a 100% PC (ASTM- 150) or 100% PLC (ASTM C-595 Type 1L) mix and equivalent strength low- carbon concrete mix.

- Emergency purchases made in conformance with Section 2.24.240.
- Building permit applications submitted over the counter are exempt from this ordinance.
- This Chapter does not apply to pre-packaged proprietary concrete bags used for small quantities (less than 3 yards) or where there is an immediate need for on-site concrete mixing.

Approved and adopted this 14th day of October, 2025.

DocuSigned by:
Lana Negrete
A2023AA46AA4497...

Lana Negrete, Mayor

State of California)
County of Los Angeles) ss.
City of Santa Monica)

I, Maria Dacanay-Wisner, Assistant City Clerk of the City of Santa Monica, do hereby certify that the foregoing Ordinance No. 2831 (CCS) had its introduction on September 30, 2025, and was adopted at the Santa Monica City Council meeting held on October 14, 2025, by the following vote:

AYES: Councilmembers Zernitskaya, Snell, Raskin, Hall, Zwick,
 Mayor Negrete, Mayor Pro Tem Torosis

NOES: None

ABSENT: None

ATTEST:

Signed by:
Maria Dacanay-Wisner
BE7475A2249542C...

Maria Dacanay-Wisner, Assistant City Clerk

11/3/2025
Date

A summary of Ordinance No. 2831 (CCS) was duly published pursuant to California Government Code Section 40806.