

Chapter 15.04 BUILDING CODE* 

Sections:

[15.04.010 Building Code adopted.](#)

[15.04.020 Building Code amended—Administrative provisions.](#)

[15.04.030 Building Code amended—Storm drain precautions.](#)

[15.04.040 Building Code amended—Specialized foundation requirements.](#)

[15.04.050 Building Code amended—Pools and spas.](#)

[15.04.070 Renewable energy systems.](#)

[15.04.080 Construction indoor air quality.](#)

15.04.010 Building Code adopted. 

Except as hereinafter provided, the California Building Code, 2010 Edition (Part 2 of Title 24 of the California Code of Regulations), based on the 2009 International Building Code as published by the International Code Council, including Appendices F, I and J thereto, the California Residential Code, 2010 Edition (Part 2.5 of Title 24 of the California Code of Regulations), based on the 2009 International Residential Code as published by the International Code Council which incorporates and amends the International Residential Code, the California Green Building Standards Code, 2010 Edition (Part 11 of Title 24 of the California Code of Regulations), as published by the California Building Standards Commission, and Chapter 7A ([For SFM] Materials and Construction Methods for Exterior Wildfire Exposure) of Title 26 (Building Code) of the Los Angeles County Code, are hereby collectively adopted by reference as the Building Code of the city of Rancho Palos Verdes. A copy of the Building Code shall be maintained in the office of the city clerk and shall be made available for public inspection while the code is in force.

(Ord. 468 § 2 (part), 2008; Ord. 469U § 2 (part), 2007)

(Ord. No. 516, § 2, 12-7-10)

15.04.020 Building Code amended—Administrative provisions. 

The administrative provisions governing the Building Code of the city shall be as set forth in the Administrative Code, as adopted in [Chapter 15.18](#) of this title. Violation and penalty provisions shall be as set forth in Section 113 of the Administrative Code, as amended in [Section 15.18.040](#) of this title.

(Ord. 468 § 2 (part), 2008; Ord. 469U § 2 (part), 2007)

(Ord. No. 516, § 2, 12-7-10)

15.04.030 Building Code amended—Storm drain precautions. 

Notwithstanding the provisions of [Section 15.04.010](#), Section 3313 is added to the Building Code to read:

**SECTION 3313
STORM DAMAGE PRECAUTIONS**

3313.1 General. No grading permit and/or building permit shall be issued for work unless the plans for such work include details of protective measures, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to protect adjoining public and private property from damage by erosion, flooding, or the deposition of mud or debris which may originate from the site or result from such grading operations.

3313.2 Security required. A permit shall not be issued for grading involving more than 1000 cubic yards (sum of cut and fill) unless the owner shall first post with the City Engineer security in a form acceptable to the City. The amount of such security shall be based upon the estimated cost of the grading operation including all drainage and other protective devices, as determined by the City Engineer. The amount of such security shall be equal to 1.1 times the estimated cost of the grading operation and all drainage and protective devices.

3313.3 Incomplete work. Where a grading permit and/or building permit is issued and the work is commenced and the Building Official finds the work may cause significant storm damage hazard, the owner of the site on which the grading is being performed shall file or cause to be filed with the Building Official revised plans which include details of the protective measures described in, and in all other respects follow the provisions of Section 3313.1.

The revised plans required by this section shall be accompanied by an application for plan checking services and plan checking fees equal in amount of fee as set forth in the established fee resolution.

3313.4 Effect of noncompliance. Should the owner fail to submit the plans or fail to provide the protective measures required by Sections 3313.1 and 3313.3 by the dates specified therein, it shall cause forfeiture of the grading permit security. Thereupon, the Building Official may enter the property for the purpose of installing, by City forces or by other means, the drainage and erosion control devices shown on the approved plans, or if there are no approved plans, as he or she may deem necessary to protect adjoining property from storm damage. The cost of such action shall be deducted from the grading permit security. Such a failure shall also constitute a violation of the Building Code and may be prosecuted as provided in [Section 15.18.040](#) of this Title.

(Ord. 468 § 2 (part), 2008; Ord. 469U § 2 (part), 2007)

(Ord. No. 516, § 2, 12-7-10)

15.04.040 Building Code amended—Specialized foundation requirements.

Notwithstanding the provisions of [Section 15.04.010](#), Section 1805.5 is added to read:

1805.5 Major alterations or repairs of existing buildings or structures (excluding demolition and replacement). This section shall apply only to the active landslide areas of the Portuguese Bend Landslide and the Abalone Cove Landslide, as determined by the City Geologist and depicted on the attached map (see Exhibit "A") and shall not apply in other areas of the City or other portions of the Landslide Moratorium Area. A certificate of occupancy or permit under this title may be issued provided:

1. The Building Official will require a Structural Engineering report and design prepared by a Structural Engineer licensed by the State of California. Material specifications shall be minimum concrete $f(c)=4000$ psi, reinforcing steel ASTM A-615 grade 40 or 60, and continuous inspection by a special inspector is required. Alternate materials shall be subject to approval of the Building Official. Prestressed concrete is not permitted without special approval from the Building Official.

2. Every existing building or structure shall have a structural framework designed to distribute the load of the building uniformly over the entire footprint of the building. The

structural framework is designed by determining the total weight of the building and dividing that weight by the area of the building. At the discretion of the Building Official, the soil pressure may be considered as a load and the walls and columns may be considered as reactions. At a minimum, one end bearing wall shall be fixed to the ground by a foundation, at least at one point. All other portions of the structural framework may be supported by adjustable means approved by the Building Official. The structural framework shall be designed to span between all supports.

3. The applicant signs and records with the Los Angeles County Registrar-Recorder a statement in a form approved by the City Attorney that he or she is the owner of the real property and that he or she is aware that the records of the Building Official indicate the property is subject to a physical hazard of a geologic nature.

4. The applicant signs and records an agreement in a form approved by the City Attorney releasing the City and all officers, contract employees, consultants, employees, and agents thereof from any liability for any damage or loss which may result from issuance of such permit.

5. The applicant shall demonstrate that the proposed work on the site or use of the site shall:

- a. not adversely affect property by accelerating a geologic hazard; and
- b. have sufficient distance to any other structure to preclude damage in the instance of failure, as determined by the Building Official.

6. The applicant shall identify and correct any deficiencies in on-site drainage and sanitary disposal. If the property is not served by sanitary sewers, the applicant shall submit for recordation a covenant, which is satisfactory to the City Attorney, agreeing to support and participate in existing or future sewer and/or storm drain assessment districts and any other geological and geotechnical hazard abatement measures required by the City. Such covenant shall be submitted to the director prior to the issuance of a building permit.

7. The Building Official shall require a geologic report and geotechnical report. Any such geological reports shall be prepared by a certified engineering geologist licensed by the State of California. Any such geotechnical reports shall be prepared by a registered Civil Engineer or soils engineer who is qualified to perform this work. Every report shall contain a finding regarding the effect of the structure or use upon the geological stability of the site and properties outside of the subject property. When both a geological and a geotechnical report are required for the evaluation, the two reports shall be coordinated before submission to the Building Official.

8. This section shall not be interpreted to supersede or waive any other permit or approval required by the Rancho Palos Verdes Municipal Code, including, without limitation, the provisions of Chapter 15.20.

(Ord. 468 § 2 (part), 2008; Ord. 469U § 2 (part), 2007)

(Ord. No. 516, § 2, 12-7-10)

15.04.050 Building Code amended—Pools and spas.

- A. Notwithstanding the provisions of Section 15.04.010, the second paragraph of Section 3109.2 is amended to read:

SWIMMING POOLS, SPAS, FOUNTAINS, PONDS, AND OTHER MANMADE BODIES OF WATER. Any manmade structure intended for swimming or wading that contains water over 18 inches (610MM) deep. This includes in-ground, above-ground, and on-ground pools; hot tubs; spas and fixed-in-place wading pools.
- B. Notwithstanding the provisions of Section 15.04.010, the first sentence of Section 3109.4.1 is

amended to read:

The top of the barrier shall be at least 60 inches (1,524 mm) above grade measured on the side of the barrier that faces away from the swimming pool.

(Ord. 468 § 2 (part), 2008; Ord. 469U § 2 (part), 2007)

(Ord. No. 516, § 2, 12-7-10)

15.04.070 Renewable energy systems.

- A. Notwithstanding the provisions of [Section 15.04.010](#) of this chapter, new homes and major remodels, whereby more than fifty percent of the existing interior and/or exterior walls are removed, shall provide a roof layout plan that illustrates how future installation of a photovoltaic system and/or solar water heating system could be accommodated. The property owner shall only be required to provide for the installation of one system. The following requirements for each system are as follows:
1. Photovoltaic Systems. Installation of conduit leading from an exterior south-facing, east-facing or west-facing roof, where a minimum of four hours of direct sunlight is achieved, to a stubbed junction box next to the electrical panel. All exposed conduit shall be capped and provided with adequate flashing. The conduit shall not be located on or in the direction of a north-facing roof. Roof reinforcements shall be addressed at the time of installation.
 2. Solar Water Heating System. Installation of three-fourths inch hot and cold copper water pipes from a south-facing, east-facing or west-facing roof, where a minimum of four hours of direct sunlight can be achieved, to an existing water heater/tank. Both ends of the three-fourths inch copper pipes shall be stubbed out and shall not be located on or in the direction of a north-facing roof. All exposed pipes shall be capped and provided with adequate flashing. Roof reinforcements shall be addressed at the time of installation.

(Ord. 481 § 24, 2008)

(Ord. No. 516, § 2, 12-7-10)

15.04.080 Construction indoor air quality.

Notwithstanding the provisions of [Section 15.04.010](#) of this chapter, projects shall provide a construction indoor air quality management plan on construction drawings or in the general notes that shall include protecting ducts during construction and changing the filters and vacuuming ducts prior to occupancy.

(Ord. 481 § 25, 2008)

(Ord. No. 516, § 2, 12-7-10)

FOOTNOTE(S):

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* Prior ordinance history: Ords. 15, 17, 20, 24, 76, 82, 94, 104U, 121, 127, 141, 164, 169, 171, 189, 193, 198, 249U, 280, 311U, 312, 349U, 381 and 462. ([Back](#))