

A.52.100. Residential condominium standards.

Eligibility Requirements.

1. All residential condominiums (new construction or conversion) located in area districts III and IV shall have vehicular access from both the front and the rear property lines from dedicated streets or alleys improved and open to vehicular use.
 - a) **Exception.** Properties on the Strand.
 - b) **Exception.** Where a building site (consisting of a lot or portions of a lot) exists on March 9, 1989, and (1) neither the front nor the rear of the site is adjacent to a "walk street" and (2) the building site has access from two or more property lines from dedicated public streets or alleys improved and open to vehicular use. The building site shall be deemed to be a condominium site. This exception does not apply in area district IV.
 - c) **Exception.** Where a building site is zoned RH is adjacent to a "walk street" and has vehicular access from two (2) or more property lines from dedicated street or alleys improved and open to vehicular use, said building site shall be deemed to be a condominium site, with a maximum of two (2) dwelling units.

The following standards shall apply to construction of new condominiums; condominium conversion standards are prescribed by Chapter A.88.

- A. Sound attenuation for all common wall assemblies, and floor-to-ceiling assemblies which separate units from each other or from common areas within the building such as hallways, corridors, laundry rooms, recreation rooms or garage and storage areas, shall be required for both airborne sound and impact sound.

All such common wall assemblies shall provide an airborne sound insulation equal to that required to meet a sound transmission class (STC) of fifty-five (55) for wall assemblies, fifty (50) if field tested, as defined in the Uniform Building Code standards.

Dwelling unit entrance including perimeter seals shall meet a sound transmission class (STC) of thirty-three (33).

- B. Additional requirements for sound alteration as follows:

1. No exhaust fans or vent pipes shall serve more than one (1) dwelling unit.
2. All water pipes to sinks and laundry facilities shall be installed with sound deadening materials to prevent the transfer of noise.
3. All voids around pipes shall be packed with rock wool or equivalent sound-deadening material, and all pipes shall be wrapped at all points of contact with any wood or steel members, and strap hangers.
4. No plumbing vents or similar equipment shall be placed back to back between separate

dwelling units.

- C. All floor-to-ceiling assemblies between separate dwelling units or common areas shall provide airborne sound insulation equal to that required to meet a sound transmission class (STC) of fifty (50), forty-five (45) if field tested, as defined in the Uniform Building Code standards.
- D. All floor-to-ceiling assemblies between separate dwelling units or common areas shall provide impact sound insulation equal to that required to meet an impact insulation class (IIC) of sixty (60), fifty-five (55) if field tested, as defined in the Uniform Building Code standards.
- E. All residential condominiums consisting of two (2) units on a single lot which is to be owned in common shall be developed with units which are approximately equal in size and age. In no case shall the difference in enclosed floor space used for living purposes be assigned to one (1) unit which is more than fifty-five percent (55%) of the total floor space assigned for both units, unless the smaller of the two (2) units exceeds one thousand eight hundred (1,800) square feet.
- F. All residential condominiums shall have separate electrical and water meters and early warning fire detection systems.
- G. A least one hundred fifty (150) cubic feet of enclosed storage space shall be provided in the garage, or outside area if architecturally screened, for each unit.
- H. Where laundry rooms, water heaters, and/or, dishwashers are unequipped to prevent leakage above neighboring units or above other residential floors below "drip pans," or other devices, shall be provided.
- I. All new buildings shall conform to Title 24 of the California Code of Regulations requiring compliance with the state energy regulations.
- J. Enclosed trash areas shall be provided.
- K. All utilities serving the site shall be undergrounded consistent with the provisions and exceptions provided in Section 9.12.050 "Services undergrounding" of the Manhattan Beach Municipal Code.
- L. The title sheet and condominium owner' s agreement shall state that:
 - 1. Any future construction of living space or reconstruction of the building shall require review and approval of a use permit; and
 - 2. The unit ownership is an "intangible portion of multiple residential property" and "ownership of a unit does not parallel or emulate ownership of single-family property or use..."
- M. The condominium owners' association shall provide the opportunity for annual review and inspection of the building and the interior of individual units.
- N. Building exteriors and common areas shall be maintained in the absence of an individual owner' s agreement.
- O. All common areas including, but not limited to, exterior portions of buildings, structures, utilities, yards, driveways, open space, etc., shall be under common ownership of all owners of

condominium units.

- P. All title conditions, covenants, and restrictions (CC&Rs), in form and content, and any revisions thereto shall, if required by the project use permit, be subject to approval of the City Attorney.
- Q. Two (2) off-street parking spaces and one (1) guest space shall be provided, consistent with Section A.64.030.