RESOLUTION NO 25-0118

RESOLUTION OF THE CITY OF MANHATTAN BEACH CITY COUNCIL MAKING EXPRESS FINDINGS AND DETERMINATIONS THAT MODIFICATIONS TO THE 2025 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, AND THE CALIFORNIA EXISTING BUILDING CODE, AS ADOPTED BY THE CITY OF MANHATTAN BEACH, ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS

THE MANHATTAN BEACH CITY COUNCIL HEREBY FINDS AND RESOLVES AS FOLLOWS:

SECTION 1. Certain model and uniform codes, including the 2025 California Building, Residential, Electrical, Plumbing, Mechanical, Existing, Green Building Standards, Energy, Administrative, Historical, and Referenced Standards Code located within Title 24 of the California Code of Regulations and including building standards therein, are adopted and amended by the State of California in the 2025 California Building Standards Code. On January 1, 2026, the 2025 California Building Standards Code will become applicable in the City, subject to amendments made by the City pursuant to state law.

SECTION 2. Health and Safety Code Sections 17958.5 and 18941.5 permit local amendments to building standards adopted by the State, based upon express findings that such amendments are reasonably necessary due to local climatic, geological and/or topographical conditions. These amendments must be expressly marked and identified as to which each finding refers. Local amendments must be more restrictive than the building standards adopted by the State.

SECTION 3. The City Council finds that certain local climatic, geological, or topographical conditions exist as follows:

A. Climatic. The City experiences periods of extremely high temperatures accompanied by low humidity and high winds each year. These conditions create an environment in which there is an increased risk of fire.

B. Geological. Manhattan Beach is prone to seismic activity due to the existence of active earthquake faults in the Southern California area. Due to the high geologic activities in the Southern California area, amendments are required to address and clarify special needs for buildings constructed in a seismically active area.

C. Climatic. Precautionary steps are necessary to reduce or eliminate potential problems that may result from using timber footings in Manhattan Beach, as timber footings experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. These conditions increase the likelihood of structural failure in the absence of Code amendments.

D. Topographical. The City is located in a densely populated coastal area in Los Angeles County that is more prone to high winds, earthquakes and fire, making it more difficult for Fire personnel to access than many other areas in California during emergencies.

E. Climatic. The City experiences periods of moist salt air which create an environment in which there is an increased rate of corrosion and greater likelihood of structural failure in the absence of Code amendments.

After due consideration, the City Council finds and determines that due to these local climatic, geological and topographical conditions, that amendments, additions and deletions to the 2025 California Building Standards Code are reasonably necessary to provide sufficient and effective levels of safety for the protection of life, health and property. Specifically, the local conditions described above justify and require the following amendments:

2025 California Building Code Section	Title / Subject	Findings (Section 3)
[A] 101.4	Referenced codes	Administrative
[A] 105.2	Work exempt from permit	3-B
[A] 105.3.2	Expiration of plan review	Administrative
[A] 105.5	Permit expiration	Administrative
[A] 109.2	Schedule of permit fees	Administrative
[A] 109.4	Work commencing before permit issuance	Administrative
202	Definitions	Administrative
[F] 903.2	Fire Sprinklers	3-A, 3-D
Table 1505.1	General roofing and re-roofing	3-A
1505.1	General roofing and re-roofing	3-A
1505.4	Class C roof assemblies	3-A
1505.5	Nonclassified roofing	3-A
1505.6	Fire-retardant-treated wood shingles and shakes	3-A
1507.1	Roofing and re-roofing	3-A
1507.3.1	Deck requirements	3-A
1507.8	Wood shingle and shake installation	3-A
1507.9	Wood Shakes	3-A
1511.1	General Roofing and re-roofing	3-A
1512.1	General reroofing	3-A

1613.8, 1613.8.1, 1613.8.2 &1613.8.3	Amendments to ASCE 7	3-B
1613.9	Suspended ceilings	3-B
1704.6	Structural observations	3-B
1704.6.1	Structural observations for structures	3-B
1705.3	Concrete construction	3-B
1705.13	Special inspections for seismic resistance	3-B
1807.1.4	Permanent wood foundation systems	3-B, 3-C
1807.1.6	Prescriptive design of concrete and masonry foundation walls	3-B
1807.2	Retaining walls	3-B, 3-C
1807.3.1	Limitations	3-B, 3-C
1809.3 & Figure 1809.3	Stepped footings	3-B
1809.7 & Table 1809.7	Prescriptive footings for light-frame construction	3-B
1809.12	Timber footings	3-B, 3-C
1810.3.2.4	Timber	3-B, 3-C
2304.10.2	Fastener requirements	3-B
2304.10.3.1	Quality of nails	3-B
2304.12.2.8	Wood used in retaining walls and cribs	3-B, 3-C
2305.4	Hold-down connectors	3-B
2306.2	Wood-frame diaphragms	3-B
2306.3	Wood-frame shear walls	3-B
2307.2	Wood-frame shear walls	3-B
Table 2308.10.1	Wall bracing requirements	3-B
2308.10.5.1 & 2308.10.5.2	Alternate braced wall	3-B
Figures 2308.10.5.1 and 2308.10.5.2	Alternate braced wall	3-B
2308.10.9	Attachment of sheathing	3-B
Appendix F	Rodentproofing	3-C
Appendix J	Grading	3-B
Appendix N	Replicable Buildings	3-B

2025 California Residential Code Section	**Title / Subject**	**Findings (Section 3)**
R105.2	Work exempt from permit	3-B
R105.3.2	Expiration of plan review	Administrative
R105.5	Permit expiration	Administrative
R108.2	Schedule of permit fees	Administrative
R108.6	Work commencing before permit issuance	Administrative
R113.4	Violation penalties	Administrative
R202	Definitions	Administrative
R309.1	Townhouse automatic fire sprinkler systems	3-A, 3-D

R309.2	One- and two- family dwellings automatic sprinkler system	3-A, 3-D
R301.1.3.2	Woodframe structures	3-B
R301.2.2.6	Irregular buildings	3-B
R301.2.2.11	Anchorage of mechanical, electrical, or plumbing components and equipment	3-B
R401.1	Application	3-B, 3-C
R403.1.2	Continuous footing in Seismic Design Categories D_0, D_1, and D_2.	3-B
R403.1.3.6	Isolated concrete footings	3-B
R403.1.5 & Figure R403.1.5	Slope	3-B
R404.2	Wood Foundation Walls	3-B, 3-C
R501.2	Requirements	3-B
R503.2.4 & Figure R503.2.4	Openings in horizontal diaphragms	3-B
Table R602.3(1)	Fastening Schedule	3-B
Table R602.3(2)	Alternate Attachments	3-B
R602.3.2 & Table R602.3.2	Top plate	3-B
R602.10.2.3	Minimum number of braced wall panels	3-B
Table R602.10.3(3)	Bracing requirements based on seismic design category	3-B
Table R602.10.4	Bracing methods	3-B
Table R602.10.5	Minimum length of braced wall panels	3-B
Figure R602.10.6.1	Method ABW: Alternate braced wall panel	3-B
Figure R602.10.6.2	Method PFH: Portal Frame with hold-downs	3-B
Figure R602.10.6.4	Method CS-PF: Continuously sheathed portal frame panel construction	3-B
R606.4.4	Parapet walls	3-B
R606.12.2.2.3	Reinforcement requirements for masonry elements	3-B
R803.2.4	Openings in horizontal diaphragms	3-B
R1001.3.1	Vertical Reinforcing	3-B
Appendix BO	Existing Buildings and Structures	3-B

2025 California Electrical Code Section	**Title / Subject**	**Findings (Section 3)**
89.108.4.2	Fees	Administrative
89.108.4.3	Plans and specifications	Administrative
230-30 (A)	Services undergrounding	3-D
358.12 (3)	Conduit Uses not permitted	3-E

2025 California Plumbing Code Section	Title / Subject	Findings (Section 3)
Table 104.5	Plumbing permit fees	Administrative
104.5.1	Work commencing before permit issuance	Administrative
104.5.2	Investigation fee	Administrative
701.2(2)(a)	ABS and PVC Installation	3-E

2025 California Mechanical Code Section	Title / Subject	Findings (Section 3)
104.5	Fees	Administrative
Table 104.5	Mechanical permit fees	Administrative
104.5.1	Work commencing before permit issuance	Administrative
104.5.2	Investigation fee	Administrative

2025 California Existing Building Code Section	Title / Subject	Findings (Section 3)
[A] 105.3.2	Time limitation of application	Administrative
[A] 105.5	Expiration	Administrative
[A] 108.2	Schedule of permit fees	Administrative
[A] 108.4	Work commencing before permit issuance	Administrative
302.6-302.6.3	Parapets and appendages	3-B
302.7	Existing glass	3-B
[BS] A401.2	Scope	3-B
[BS] A404.1	Limitation	3-B
[BS] A407.1	Structural observation, testing and inspection	3-B
Appendix A, Chapters A1-A5	Guidelines for Seismic Retrofits	3-B
Appendix E	Temporary Emergency Uses	3-A, 3-B

AB 130 Finding

Amendments to building standards affecting residential uses contained in Ordinance No. 25-0009, are changes or modifications substantially equivalent to existing changes or modifications that were previously filed by the City of Manhattan Beach and were in effect as of September 30, 2025. See Health and Safety Code Sections 17958.5 and 18941.5.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or

more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared invalid.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED on October 21, 2025.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
DAVID LESSER
Mayor

ATTEST:

_____
LIZA TAMURA
City Clerk