

RESOLUTION NO 25-0119

RESOLUTION OF THE CITY OF MANHATTAN BEACH CITY COUNCIL MAKING EXPRESS FINDINGS AND DETERMINATIONS THAT MODIFICATIONS TO THE 2025 CALIFORNIA FIRE CODE 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 Fire 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 could create an environment in which the Fire Department may be unable to control fires occurring in vegetation as well as structures not having built-in fire protection.

B. Geological. The City is located in a seismically active area. A significant earthquake could render the Fire Department incapable of providing adequate fire protection. In that instance, built-in fire protection would be relied upon for controlling most structural fires.

C 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 during emergencies for Fire personnel to access than many other areas in California.

SECTION 4. After due consideration, the City Council finds and determines that due to these local climatic, geological and topographical conditions, amendments, additions and deletions to the 2025 California Fire Code are reasonably necessary to provide sufficient and effective levels of safety for the protection of life, health and

property. The following table shows more specifically, which conditions require and justify each amendment:

2025 California Fire Code Section	Title / Subject	Findings (Section 3)
101.1	Title	Administrative
103.1	Creation of Agency	Administrative
104.1.1	Fire Prevention Standards	Administrative
104.11.2	Technical Assistance	Administrative
105.54	Woodworking	Administrative
105.5.60	Temporary Sales Lot	Administrative
105.5.61	General Use	Administrative
108.2	Fees	Administrative
109.2.1	Inspection requests	Administrative
112.1	Board of Appeals	Administrative
113.4	Violation Penalties	Administrative
116	Financial Responsibility	Administrative
202	General Definitions	A, B, C
503.1.1	Building and Facilities	A, B, C
503.2.1	Dimensions	A, B, C
503.2.1.1	Access Roads with Vehicle Parking	A, B, C
503.2.1.2	Access Roads with a Road Divider	A, B, C
503.2.4	Turning Radius	A, B, C
503.3	Markings	A, B, C
505.1	Address Identification	A, B, C
505.1.1	Directory	A, B, C
507.5.1	Public Fire Hydrants	B, C
510.4.2.10	Future Building Conduit	B, C
901.11	Problematic Systems	A, B, C
903.2	Where Required	A, B, C
903.2.1 – 903.2.11.3	Required Sprinkler Systems	A, B, C
903.3.1.1.5	Partial Fire Sprinkler Systems	A, B, C
903.3.1.3.1	Sprinkler installation Criteria	A, B, C

2025 California Fire Code Section	Title / Subject	Findings (Section 3)
903.3.9	Floor Control Valves	A, B, C
903.4.3	Alarms	A, B, C
1205.2.1.1	Pathways to ridge	C
1205.2.1.2	Setbacks at ridge	C
1025.2.1.3	Alternative setbacks at ridge	C
1205.3.2	Interior Pathways	C
1207.4.1	Electrical disconnects	A, B, C
3311.1	Separation between construction areas	A, B, C
5601.1.3	Fireworks	A, B, C
5601.7	Seizure of Fireworks	A, B, C
Appendix B	Fire Flow Requirements for Buildings	A, B, C
Appendix C	Fire Hydrant Locations and Distribution	A, B, C

2024 International Fire Code Section	Title / Subject	Findings (Section 3)
104.4	Right of Entry	Administrative
104.6-104.7.4	Notices and Orders	Administrative
104.8-104.9	Liability	Administrative
104.11-104.11.3	Authorities at Fires and other Emergencies	Administrative
109-113.4.	Inspections / Violations	Administrative
303	Asphalt Kettles	A, B, C
305-308.1.3	Ignition Sources / Open Flames	A, B, C
308.1.5-311.4	Vacant Premises	A, B, C
311.6	Unoccupied Tenant Spaces in Mall Building	A, B, C
318.1	Laundry Carts	A, B, C

321	Artificial Combustible Vegetation	A, B, C
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AB 130 Finding

Amendments to building standards affecting residential uses contained in Ordinance No. 0010, 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 5. 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 nay one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared invalid.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED on November 18, 2025.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

David Lesser
Mayor

ATTEST:

LIZA TAMURA
City Clerk