

## RESOLUTION NO. 20-0005

RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL  
AMENDING ITS FINDINGS ADOPTED ON NOVEMBER 19, 2019  
CONCERNING MODIFICATIONS TO CALIFORNIA BUILDING  
CODE SECTION [A] 105.2 AND CALIFORNIA RESIDENTIAL CODE  
SECTION R105.2 TO FIND THAT MODIFICATIONS TO SUCH  
STATE CODE SECTIONS 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 2019 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 2019 California Building Standards Code. On January 1, 2020, the 2019 California Building Standards Code and local amendments adopted by the City Council on November 19, 2019 pursuant to state law, became applicable in the City.

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 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. On November 19, 2019, the City Council adopted by reference the California State Codes and certain amendments based on local climatic, geological, or topographical conditions. In adopting Resolution No. 19-0095, the Council adopted findings to support those amendments, based upon the following local climatic, geological, or topographical conditions:

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.

D. Climatic and Topographical. Environmental resources in the city of Manhattan Beach are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage and improved environmental air quality.

E. 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.

F. Climatic. The City experiences periods of moist salt air which create an environment in which there is an increased rate of corrosion.

G. Topographical. The City is located in a densely populated coastal area in Los Angeles County with small lot dimensions, amendments are necessary to maintain the integrity of public or private property.

After due consideration, the City Council finds and determines that due to the local climatic, geological and topographical conditions listed herein, amendments to California Building Code Section [A] 105.2 and California Residential Code R105.2 are reasonably necessary.

SECTION 4. The City Council hereby directs the City Clerk to revise the chart in Section 3 of Resolution No. 19-0095 to reflect the findings contained herein as follows:

<b>2019 California Building Code Section</b>	<b>Title / Subject</b>	<b>Findings (Section 3)</b>
[A] 105.2	Work exempt from permit	3B

<b>2019 California Residential Code Section</b>	<b>Title / Subject</b>	<b>Findings (Section 3)</b>
R105.2	Work exempt from permit	3B

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

ADOPTED on January 7, 2020.

Ayes:  
Noes:  
Absent:  
Abstain:

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NANCY HERSMAN  
Mayor

Attest:

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LIZA TAMURA  
City Clerk