

RESOLUTION NO 16-0085

RESOLUTION OF THE CITY OF MANHATTAN BEACH CITY COUNCIL MAKING EXPRESS FINDINGS AND DETERMINATIONS THAT MODIFICATIONS TO THE 2016 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, AND CALIFORNIA ENERGY CODE; TOGETHER WITH CERTAIN DELETIONS, ADDITIONS AND AMENDMENTS TO TITLE 5 AND TITLE 9 OF THE MANHATTAN BEACH MUNICIPAL 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 2016 California Building, Residential, Electrical, Plumbing, Mechanical, Existing, Green Building Standards and Energy 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 2016 California Building Standards Code. On January 1, 2017, the 2016 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 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 these local climatic, geological and topographical conditions, that amendments, additions and deletions to the 2016 California Building Standards Code are reasonably necessary to provide sufficient and effective levels of fire safety for the protection of life, health and property. Specifically, the local conditions described above justify and require the following amendments:

2016 California Building Code Section	Title / Subject	Findings (Section 3)
[A] 101.4	Referenced Codes	Administrative
[A] 105.2	Work Exempt from permit	Administrative
[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
[A] 114.4	Violation Penalties	Administrative
202	Definitions	Administrative
1206.2	Yards	3-G
1505.1 & Table 1505.1	General Roofing and re-roofing	3-A
1505.5	Nonclassified Roofing	3-A
1507.1	Roofing and re-roofing	3-A
1510.1	General Roofing and re-roofing	3-A
1613.7	ASCE 7, 12.12.3 – Structural Separation	3-B
1613.8	ASCE 7, 12.2.3.1 – Values for Vertical Combinations	3-B
1613.9	ASCE 7, 12.11.2.2.3 – Wood Diaphragms	3-B
1613.10 – 1613.10.4.4	Suspended ceilings	3-B
1704.6 & 1704.6.1	Structural Observations	3-B
1705.3	Concrete Construction	3-B
1705.12	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
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
1905.1	General	
1905.1.7	ACI 318, Section 14.1.4	3-B
1905.1.8, 1905.1.9, 1905.1.10 & 1905.1.11	ACI 318	3-B
2304.10.1 & Table 2304.10.1	Fastener requirements	3-B
2304.12.5	Wood used in retaining walls and cribs	3-B, 3-C
2305.4	Quality of nails	3-B
2305.5	Hold-down connectors	3-B
2306.2	Wood-frame diaphragms	3-B

2306.3 & 2307.2	Wood-frame shear walls	3-B
Table 2308.6.1	Wall bracing requirements	3-B
2308.6.5.1 & Figure 2308.6.5.1	Alternate braced wall	3-B
2308.6.5.2 & Figure 2308.5.6.2	Portal frame with hold-downs	3-B
2308.6.8.1	Foundation requirements	3-B
2308.6.9	Attachment of sheathing	3-B

2016 California Residential Code Section	Title / Subject	Findings (Section 3)
R105.2	Work Exempt from permit	Administrative
R105.3.2	Expiration of plan review	Administrative
R105.5	Permit expiration	Administrative
R108.2	Schedule of Permit Fees	Administrative
R108.3	Building permit valuations	Administrative
R108.6	Work commencing before permit issuance	Administrative
R113.4	Violation Penalties	Administrative
R202	Definitions	Administrative
R301.1.3.2	Woodframe structures greater than two-stories	3-B
Table R301.2.2.1.1	Seismic Design Category Determination	3-B
R301.2.2.1.2	Alternative determination of Seismic Design Category E	3-B
R301.2.2.2.5	Irregular buildings	3-B
R301.2.2.3.8	Anchorage of mechanical, electrical, or plumbing components and equipment	3-B
R401.1	Application	3-B
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
R501.1	Application	3-B
R503.2.4 & Figure R503.2.4	Openings in horizontal diaphragms	3-B
R602.3.2 & Table R602.3.2	Single Top-plate splice connections details	3-B
Table R602.3(1) & R602.3(2)	Fastening Schedule	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	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

2016 California Electrical Code Section	Title / Subject	Findings (Section 3)
89.108.4.2	Fees	Administrative
89.108.4.3	Plans and specifications	Administrative
89.108.3.2.6	Penalties	Administrative
230-30 (A)	Services Undergrounding	3-E

230-62	Service Equipment	3-F
310.106(B)	Conductor material	3-F
Tables 310.15(B)(16)–310.15(B)(21)	Ampacities of various conductors	3-F

2016 California Plumbing Code Section	Title / Subject	Findings (Section 3)
106.3	Penalties	Administrative
Table 104.5	Plumbing permit fees	Administrative

2016 California Green Building Standards Code Section	Title / Subject	Findings (Section 3)
101.10	Mandatory and voluntary requirements	Administrative, 3-D
301.1.1	Additions and alterations	3-D
4.408.1	Residential Construction waste reduction of at least 65%	3-D
4.408.4	Waste stream reductions alternative	3-D
4.408.4.1	Waste stream reduction alternative	3-D
4.408.4.1	Waste stream reduction alternative [HR]	3-D
5.408.1	Construction waste management	3-D
5.408.1.3	Waste stream reduction alternative	3-D
4.501.1	[Residential] Scope and applicability	3-D
4.503.1	Fireplaces – General	3-D
5.501.1	[Nonresidential] Scope and Applicability	3-D
5.503.1	Fireplaces – General	3-D

2016 California Energy Code Section	Title / Subject	Findings (Section 3)
110.4 (b)(2)	Covers	3-D

2016 California Mechanical Code Section	Title / Subject	Findings (Section 3)
106.1	General	Administrative
104.5	Fees	Administrative

2016 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
[A] 113.4	Violation penalties	Administrative
302.6-302.6.3	Parapets and appendages	3-C
302.7	Existing glass	3-C
A401.2	Scope	3-B, 3-C
A407.1	Structural observation, testing and inspection	3-B, 3-C

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 nay 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.

PASSED, APPROVED AND ADOPTED on December 6, 2016.

Ayes:
Noes:
Absent:
Abstain:

Tony D'Errico
Mayor

Attest:

Liza Tamura
City Clerk