AGENDA
EL SEGUNDO CITY COUNCIL
COUNCIL CHAMBERS - 350 Main Street

The City Council, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the City Council regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk’s office during normal business hours. Such Documents may also be posted on the City’s website at www.elsegundo.org and additional copies will be available at the City Council meeting.

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the City Council and/or items listed on the Agenda during the Public Communications portions of the Meeting. Additionally, the Public can comment on any Public Hearing item on the Agenda during the Public Hearing portion of such item. The time limit for comments is five (5) minutes per person.

Before speaking to the City Council, please come to the podium and state: Your name and residence and the organization you represent, if desired. Please respect the time limits.

Members of the Public may place items on the Agenda by submitting a Written Request to the City Clerk or City Manager’s Office at least six days prior to the City Council Meeting (by 2:00 p.m. the prior Tuesday). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the City Clerk two (2) working days prior to the meeting and they do not exceed five (5) minutes in length.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk, 524-2305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, NOVEMBER 1, 2016 – 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER

ROLL CALL

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250.
SPECIAL ORDER OF BUSINESS:

CLOSED SESSION:

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (Gov’t Code §54956.9(d)(1): -4- matters

1. City of El Segundo vs. City of Los Angeles, et.al. LASC Case No. BS094279
2. Hernandez vs. City of El Segundo, WCAB Case No. ADJ 9231616
3. Tarango vs. City of El Segundo, WCAB Case No. ADJ 10116673
4. Lewis vs. City of El Segundo, WCAB Case No. ADJ 9634084 and 9634079

CONFERENCE WITH LEGAL COUNSEL — ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code §54956.9(d)(2): -2- matters.


DISCUSSION OF PERSONNEL MATTERS (Gov’t Code §54957): -2- matters

1. Public Employee Performance Evaluation
   Title: City Manager

2. Public Employee Performance Evaluation
   Title: City Attorney

APPOINTMENT OF PUBLIC EMPLOYEE (Gov’t. Code § 54957): -0- matter
PUBLIC EMPLOYMENT (Gov't Code § 54957) -0- matter

CONFERENCE WITH CITY'S LABOR NEGOTIATOR (Gov't Code §54957.6): -8- matters

1. Employee Organizations: Police Management Association; Police Officers Association; Police Support Services Employees Association; Fire Fighters Association; Supervisory, Professional Employees Association; City Employee Association and Executive and Management/Confidential Employees.

Agency Designated Representative: Steve Filarsky and City Manager, Greg Carpenter

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov't Code §54956.8): -0- matters
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REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, NOVEMBER 1, 2016 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER

INVOCATION – Pastor Wes Harding, The Bridge

PLEDGE OF ALLEGIANCE – Council Member Pirsztuk
PRESENTATIONS

a) Proclamation – El Segundo Fire Department participation in the Spark of Love program to distribute toys and non-perishable foods to during the holidays. Contributions can be dropped off at Fire Station No. 1, 314 Main Street between November 21, 2016 through December 15, 2016

b) Presentation – Champions of Business Recap

ROLL CALL

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

CITY COUNCIL COMMENTS – (Related to Public Communications)

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.

Recommendation – Approval.

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

C. UNFINISHED BUSINESS

1. Consideration and possible action related to the progress and projected timeline for the potential TopGolf Development Project at The Lakes at El Segundo Golf Course.
   (Fiscal Impact: None)

   Recommendation – 1) Discuss and provide concurrence as to the earliest date of facility closure due to construction at The Lakes at El Segundo in the event the project entitlements and environmental review are approved by the Council;
2) Extend the Title Due Diligence review period to February 28, 2017 to allow CenterCal and the City adequate time to deal with the title exceptions contained in the preliminary title report; and/or 3) Alternatively, discuss and take other action related to this item.

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

2. Consideration and possible action to announce the appointments to the Arts and Culture Advisory Committee and the Technology Committee. 
(Fiscal Impact: None)
Recommendation – 1) Announce the appointees to the Arts and Culture Advisory Committee and the Technology Committee, if any; and/or 2) Alternatively, discuss and take other possible action related to this item.

E. CONSENT AGENDA
All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

3. Warrant Numbers 3013436 through 3013663 on Register No. 2 in the total amount of $ 1,438,556.02 and Wire Transfers from 10/10/16 through 10/23/16 in the total amount of $ 2,954,347.47.
Recommendation – Approve Warrant Demand Register and authorize staff to release. Ratify Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.]

Recommendation – Approval

5. Consideration and possible action to approve a contract amendment with J & L Building Maintenance to remove services for the previous RSI facility and to revise the annual custodial rates to comply with California’s current and projected minimum wage increases. 
(Fiscal Impact: $73,286.00 over four years)
Recommendation – 1) Authorize the City Manager to execute a second amendment, in a form approved by the City Attorney, with J & L Building Maintenance to remove services for the previous RSI facility and revise the rate sheet for custodial services to comply with California’s minimum wage increases. 2) Alternatively, discuss and take other possible action related to this item.
6. Consideration and possible action to adopt Ordinance No. 1523 amending Title 8 of the El Segundo Municipal Code to regulate parking of oversized vehicles, recreational vehicles, detached trailers; establish a registration/permit process; and prohibit the placement of electrical cords, cables and similar items between such vehicles and nearby property.  
(Fiscal Impact: Not to exceed $4,000.00)
Recommendation – 1) Waive second reading and adopt Ordinance No. 1523 amending Title 8 of the El Segundo Municipal Code; 2) Alternatively, discuss and take other possible action related to this item.

(Fiscal Impact: $75,800.00 in CDBG grant reimbursement funds)
Recommendation – 1) Accept the work as complete; 2) Authorize the City Clerk to file a Notice of Completion in the County Recorder’s Office; and/or 3) Alternatively, discuss and take other possible actions related to this item.

8. Consideration and possible action to accept as complete the 2015-2016 Furnishing and Application of Slurry Seal on Various Streets, Project No. PW 16-09 (Fiscal Impact: $327,297.68)
Recommendation – 1) Accept the work as complete; 2) Authorize the City Clerk to file a Notice of Completion in the County Recorder’s Office; and/or 3) Alternatively, discuss and take other possible actions related to this item.

9. Consideration and possible action to reject all bids for the Fire Station 1 Seismic Retrofit Project, Project No. PW 15-23A.
(Fiscal Impact: $0)
Recommendation – 1) Reject all bids for the Fire Station 1 Seismic Retrofit Project, Project No. PW 15-23A; 2) Alternatively, discuss and take other possible action related to this item.
F. NEW BUSINESS

(Fiscal Impact: None)

Recommendation – 1) Recommendation to waive first reading and introduce 17 ordinances:
   a. Adopting 2016 California Building Code, (Vol. I and II) w/ amendments,
   b. Adopting 2016 California Residential Code with amendments,
   c. Adopting 2016 California Electrical Code,
   d. Adopting 2016 California Mechanical Code with amendments,
   e. Adopting 2016 California Plumbing Code with amendments,
   f. Adopting 2016 California Energy Code,
   g. Adopting 2015 International Property Maintenance Code with amendments,
   h. Adopting 2015 International Pool and Spa Code with amendments,
   i. Adopting 2016 California Fire Code with amendments,
   j. Adopting 2016 California Existing Building Code with amendments,
   k. Adopting 2016 California Green Building Standards Code with amendments,
   l. Re-numbering 1997 Abatement of Dangerous Building Ordinance,
   m. Adopting Post Disaster Assessment Ordinance,
   n. Re-numbering 1997 Uniform Housing Code,
   o. Re-numbering Earthquake Hazard Reduction Ordinance with amendments and adopting Appendix V Voluntary Seismic Retrofit,
   q. Adopting El Segundo Security Code;
2) Set a public hearing for second reading and adoption of the ordinances for November 15, 2016; and/or 3) Alternatively, discuss and take other action related to this item.
11. Consideration and possible action to 1) adopt a resolution approving a policy for compliance with Assembly Bill 1826 regarding mandatory recycling of organic waste, and 2) adopt an ordinance establishing requirements for compliance with Assembly Bill 1826. (Fiscal Impact: N/A)
Recommendation – 1) Adopt the attached resolution approving a policy for compliance with Assembly Bill 1826 regarding mandatory recycling of organic waste; 2) Adopt an ordinance establishing requirements for mandatory organic waste recycling in compliance with Assembly Bill 1826; and/or 3) Alternatively, discuss and take other possible actions related to this item.

12. Consideration and possible action regarding a report on short term rentals of residential properties in the City. (Fiscal Impact: $0)
Recommendation – 1) Receive and file this report; 2) Provide direction to Staff related to course of action and timing.

13. City Council receive and file the Comprehensive Annual Financial Report for year ending September 30, 2015, as well as receive and file the Single Audit Report for year ending September 30, 2015. (Fiscal Impact: $0)
Recommendation – 1) City Council receive and file the Comprehensive Annual Financial Report (CAFR) for year ending September 30, 2015 (attachment A); 2) City Council receive and file the Single Audit Report for year ending September 30, 2015 (attachment B).

G. REPORTS – CITY MANAGER

H. REPORTS – CITY ATTORNEY

I. REPORTS – CITY CLERK

J. REPORTS – CITY TREASURER
K. REPORTS – CITY COUNCIL MEMBERS

Council Member Brann –

Council Member Pirsztuk –

14. Consideration and possible action to direct the City Manager to develop a construction management staffing plan and workflow timeline for the Joint Aquatics Facility and potential golf course redesign projects for City Council review.
(Fiscal Impact: TBD)
Recommendation – 1) Direct the City Manager to develop construction management staffing plans and workflow timelines for the subject projects for City Council review; and/or 2) Alternatively, discuss and take other action related to this item.

Council Member Dugan –

Mayor Pro Tem Boyles –

Mayor Fuentes –

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MEMORIALS –
CLOSED SESSION

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City's Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City's Labor Negotiators.

REPORT OF ACTION TAKEN IN CLOSED SESSION (if required)

ADJOURNMENT

POSTED:

DATE: OCTOBER 27, 2016

TIME: 63.30 PM

NAME: [Signature]
Proclamation

WHEREAS, in an effort to provide for children who otherwise might not experience the joy of the holiday season, the City of El Segundo Fire Department along with other Southland fire agencies, has participated in the Spark of Love program for the past twenty four years and has been a collection site for toys and food items donated during the holidays; and

WHEREAS, the ever upward spiraling cost of living burdens disadvantaged and displaced families who may not be able to give gifts during the holiday season without help from the Spark of Love program; and

WHEREAS, the true holiday spirit is reflected in unselfish giving and our thoughts and hearts go out to those less fortunate than ourselves; and

WHEREAS, in the past, with the help of civic-minded citizens who live and work in our community, hundreds of toys plus food items have been collected and distributed to children and families in El Segundo and other South Bay cities.

NOW, THEREFORE, the Mayor and Members of the City Council of the City of El Segundo, California, do hereby proclaim November 21, 2016 through December 15, 2016 as the

The community is encouraged to support this holiday program by contributing toys and non-perishable foods to the El Segundo Fire Department, Fire Station No. 1 at 314 Main Street, during the period of November 21 through December 15, 2016.

Mayor Suzanne Fuentes
Mayor Pro Tem Drew Boyles
Council Member Michael Dugan
Council Member Carol Pirsztuk
Council Member Don Brann
b) Presentation – Champions of Business Recap
AGENDA DESCRIPTION:

Consideration and possible action related to the progress and projected timeline for the potential TopGolf Development Project at The Lakes at El Segundo Golf Course. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:

1. Discuss and provide concurrence as to the earliest date of facility closure due to construction at The Lakes at El Segundo in the event the project entitlements and environmental review are approved by the Council; and,
2. Extend the Title Due Diligence review period to February 28, 2017 to allow CenterCal and the City adequate time to deal with the title exceptions contained in the preliminary title report; and,
3. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

1. Scorecard Rendering of Re-designed 9-Hole Golf Course
2. Clubhouse Floorplan and Rendering of Proposed Building Materials
3. West Basin Municipal Water District Property Map

FISCAL IMPACT: None

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PREPARED BY: Meredith Petit, Director of Recreation & Parks

REVIEWED BY: Greg Carpenter, City Manager

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND & DISCUSSION:

It is important to note that the proposed TopGolf Development is not an approved project at this point. Before it becomes an approved project there are numerous conditions that have to be met and the Planning Commission and City Council have to conduct public hearings with the Council ultimately having the unilateral discretion as to whether to approve the project’s land use entitlements and environmental determination. The City cannot pre-commit to the outcome of this process.

At the regular City Council meeting on May 17, 2016, the City Council approved the conceptual 9-hole golf course design that was recommended by the Golf Course Design Task Force. The design was presented as the most feasible option to retain safety and quality, enhance practice areas, and accomplish the community’s and City’s highest priorities of maintaining a facility that encompasses parks and recreation core values, offers a golf-focused experience conducive to learning and instruction, and provides access to a diversified population. More specifically, the design modified the original par-4 Hole #9 to a lengthy par-3, reconfigured Holes #2 and #3, and expanded the short game and putting green practice areas. The estimated total yardage of this design was 1,200 yards. The final design is still subject to the Council’s approval.
The direction provided by City Council on May 17, 2016, required minor revisions to the “Exhibit D” portion of the Ground Lease Agreement between the City and CenterCal ES, LLC (CenterCal). Staff and the City Attorney have completed a draft amendment to “Exhibit D” to memorialize the agreed-upon modifications, which is currently under review by CenterCal and is anticipated to be executed in the coming weeks.

Since the approval of the concept, the Design Task Force continued to work with CenterCal and the golf course architect to fine-tune the design. Due to further exploration of the underground utilities and infrastructure, it was discovered that a storm drain pipe was located directly underneath the proposed location for the Clubhouse Building. It was determined that in the instance of any future maintenance it would be most prudent to relocate the building out of the pipeline and easement area. Therefore, the Clubhouse Building design was moved slightly east and adjacent to the water feature and practice putting green. This required a modification in the design of the practice putting green and, at the suggestion of the Design Task Force, resulted in two separate putting greens. A scorecard rendering of the current design is attached (Attachment #1). Additionally, the Task Force has provided consensus to proceed with the Clubhouse Building as designed by Architects Orange (Attachment #2).

Also on the May 17, 2016, the City Council authorized the City Manager to negotiate a lease agreement with West Basin Municipal Water District (WBMWD) for an additional parking area should the project be approved and the parking demand analysis reveal that additional spaces were needed beyond the 420 spaces as designed on City property. According to the analysis, a maximum hourly parking demand of 464 parking spaces is forecast to occur. However, typically, a safety factor of 5 to 10 percent is added to the forecast parking demand of a site to further ensure adequate parking capacity, which means that 511 spaces would be adequate during peak hours to service visitors of both the proposed TopGolf facility and the golf course facility. A 0.7-acre portion of WBMWD property adjacent to City property may be available for lease (Attachment #3), with improvements paid for by TopGolf and/or CenterCal, and allow an additional 103 spaces to yield 523 total spaces. The City has presented WBMWD with suggested terms for an agreement and is awaiting an official response. Initial conversations, however, indicate that they are willing to agree to the terms so long as there are appropriate conditions permitting the return of the property for future use if the need arises.

The Golf Course Design Task Force has also discussed a section in “Exhibit D” that states:

Prior to disposal of the existing Pro Shop and Restaurant roof surfaces, further direction shall be given to the disposal or repurposing of the copper roof. Direction may come from the assigned Taskforce or directly from the City Council in a timely manner.

It has been decided that there is no feasible repurpose option for the existing copper roof on the Clubhouse Building and that the Task Force will likely direct CenterCal to have the demolition contractor remove and dispose of the item, possibly receiving some credit from the salvage value. Because “Exhibit D” allows the Task Force to provide direction the document does not need to be revised.

The Planning and Building Safety Department has developed a preliminary schedule assigning reasonable dates to important milestones for the Environmental Impact Report required by the California Environmental Quality Act (CEQA). According to the estimated timeline, the City Council’s consideration of the CEQA review and introduction/First Reading of Entitlements is slated for June 2017. Therefore, if the Council approves the first reading, the proposed second reading would likely
take place later in June or mid-July 2017. Based on that schedule, if the Council approves the project, the earliest date that construction could take place would be August 2017. There is a possibility that this could occur earlier but would be dependent on the comments received during the public review period. The Ground Lease Agreement between the City and CenterCal indicates that once the Due Diligence Period ends, which occurs after all conditions are satisfied, CenterCal must submit a Due Diligence Acceptance Notice within ten business days to proceed with the lease. After that, the City and CenterCal execute and record a memorandum of an addendum setting forth a “Premises Turnover Date.”

The Golf Course Design Task Force has discussed the importance of the City to determine an earliest date that could be the Premises Turnover Date should the project be approved. In other words, for the purposes of planning ahead for golf course operations, it would be practical to set a date to expect the golf course closure to occur. The management company would need to know when to stop accepting reservations for events and the golf professionals are soon to be planning for the popular summer programs and will require adequate time to find alternative locations if necessary. The summer period is the peak of operations at the golf course and the City must consider the impact to its customers and allow time for proper notification to the general public. The Task Force recommends keeping the course operations open through the month of August 2017 to enable events and programs to operate. After reviewing the estimated timeline for the approval of the entitlements, it appears that planning for a projected Premises Turnover Date after the peak period may not be an unreasonable delay in the process. CenterCal seems amenable to the City planning to keep operations as usual through the end of August 2017, but there may be some conditions within the agreement of which the City and CenterCal would need to review and come to mutual agreement.

Upon the Premises Turnover Date, CenterCal must begin paying the “Initial Rent” of $18,000 per month. Once the TopGolf facility opens for operation or after ten months, whichever comes first, CenterCal will begin paying the “Fixed Rent” of $43,750 per month ($525,000 annually). It is required that the golf course operations must be open for operation at the same time or sooner than the TopGolf facility. Construction is estimated to be 6-8 months for the City-operated portion (golf course and clubhouse) and the supporting parking lot, while the TopGolf facility may take twelve months or more to construct. The City will need to retain some maintenance services during construction for upkeep of the fairways and greens during course closure. The agreement mentions that the parties are to discuss maintaining partial operations during the construction period, but the City will need to further review and analyze the construction timeline and plans, access to the facility, cost versus benefit, and potential liability issues. CenterCal is expected to provide the City with an estimated construction schedule within a week.

The agreement also calls for CenterCal to place $400,000 into an escrow account that the City would use to add course lighting to allow for nighttime play. City staff and CenterCal have been working with Musco Sports Lighting on a lighting design and cost estimate. The original design presented included twenty-four (24) 50-foot light poles to light the tee boxes and illuminate the ball flight and light the greens. After review of the plan we are awaiting minor revisions that could reduce the number of poles by adding more fixtures to fewer poles and also potentially utilize the net posts from the TopGolf facility on Hole #9. The revisions should result in some cost savings from the original estimate of nearly $250,000 for materials only. The labor and installation is estimated to be $150,000-$250,000 depending on the ability to use the existing conduit underground that was installed when the course was first built. Electricians have inspected the conduit and it does appear to be in usable condition, which would keep the installation cost on the lower end of the estimate. Staff is exploring the possibility that CenterCal can incorporate this component into the golf course construction project to allow for the most efficient and effective project management and allow the course to re-open with the lighting installed for full
maximization of golf course operations, and therefore, increased revenue opportunities. Additionally, the lighting design has placed a few of the light poles in the Southern California Edison

The City Attorney has been in contact with the legal counsel of CenterCal to discuss other pending items related to the Ground Lease Agreement. Section 5.3 pertaining to Title Due Diligence, CenterCal was to review a Preliminary Report from the Title Company and other documents evidencing matters of record shown as exceptions to the title within fifteen days of receiving the report. The report was received and included over fifty exceptions that were then forwarded to the City. The City and CenterCal need additional time to work through these issues and request that the deadline for this action be restated to February 28, 2017. The City Attorney is also reviewing deed restrictions and agreements related to the land usage and the requirement for CenterCal to obtain written permission from Chevron to operate the TopGolf facility.

An internal work team comprised of the Director of Recreation and Parks, Director of Planning, various Planning Staff, a representative from Public Works, the City Manager, and the City Attorney’s Office has begun meeting regularly to ensure communications from all components of the project are occurring and proper coordination is taking place. One of the first items of discussion for this group is to plan construction phases and discuss the benefits of retaining a consultant to provide onsite construction management. Additionally, staff will be adding a page to the City website that provides up-to-date information regarding the status of the project.
AGENDA DESCRIPTION:

Consideration and possible action to announce the appointments to the Arts and Culture Advisory Committee and the Technology Committee. (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:

1. Announce the appointees to the Arts and Culture Advisory Committee and the Technology Committee, if any;
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

None

FISCAL IMPACT: Included in Adopted Budget

Amount Budgeted: $ None
Additional Appropriation: N/A
Account Number(s):

ORIGINATED BY: Mishia Jennings, Executive Assistant

REVIEWED BY:

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

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<td>PROP &quot;A&quot; TRANSPORTATION</td>
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<td>HOME SOUND INSTALLATION FUND</td>
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<td>HYPERSON MITIGATION FUND</td>
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<td>118</td>
<td>TDA ARTICLE 3 - SB #21 BIKEWAY FUND</td>
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<td>119</td>
<td>MTA GRANT</td>
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<td>121</td>
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<td>122</td>
<td>C.O.P.S. FUND</td>
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<td>123</td>
<td>L.A.W.A. FUND</td>
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<td>202</td>
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<td>CAPITAL IMPROVEMENT FUND</td>
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<td>WATER UTILITY FUND</td>
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<td>708</td>
<td>OUTSIDE SERVICES TRUST</td>
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**Total Warrants:** $1,438,556.02

---

**STATE OF CALIFORNIA**
**COUNTY OF LOS ANGELES**

Information on actual expenditures is available in the Director of Finance's office in the City of El Segundo.

I certify as to the accuracy of the Demands and the availability of fund for payment thereof.

For Approval: Regular checks held for City council authorization to release.

**CODES:**

- **R:** Computer generated checks for all non-emergency/urgency payments for materials, supplies and services in support of City Operations
- **A:** Payroll and Employee Benefit checks
- **B-F:** Computer generated Early Release disbursements and/or adjustments approved by the City Manager. Such as: payments for utility services, petty cash and employee travel expenses, reimbursements, various refunds, contract employee services consistent with current contractual agreements, instances where prompt payment discounts can be obtained or late payment penalties can be avoided or when a situation arises that the City Manager approves.
- **H:** Handwritten Early Release disbursements and/or adjustments approved by the City Manager.

**FINANCE DIRECTOR:**

**CITY MANAGER:**

**DATE:** 10-25-16

**DATE:** 10-25-16

---

**VOID CHECKS DUE TO ALIGNMENT:**

N/A

**VOID CHECKS DUE TO INCORRECT CHECK DATE:**

N/A

**VOID CHECKS DUE TO COMPUTER SOFTWARE ERROR:**

N/A

**NOTES:**
### CITY OF EL SEGUNDO
#### PAYMENTS BY WIRE TRANSFER
10/10/16 THROUGH 10/23/16

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<thead>
<tr>
<th>Date</th>
<th>Payee</th>
<th>Description</th>
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<tr>
<td>10/6/2016</td>
<td>Unum</td>
<td>193.50 Long Term Care Premium</td>
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| Total: 2,954,347.47 |

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**DATE OF RATIFICATION: 10/24/16**

**TOTAL PAYMENTS BY WIRE:**

Certified as to the accuracy of the wire transfers by:

Deputy City Treasurer II

Date: 10/24/16

Director of Finance

Date: 10/23/16

City Manager

Date: 10/25/16

Information on actual expenditures is available in the City Treasurer’s Office of the City of El Segundo.

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P:\City Treasurer\Wire Transfers\Wire Transfers 10-01-16 to 9-30-17

10/24/2016 13 1/1
SPECIAL MEETING OF THE EL SEGUNDO CITY COUNCIL
THURSDAY, SEPTEMBER 29, 2016 – 1:00 PM

1:00 P.M. SESSION

CALL TO ORDER – Mayor Fuentes at 1:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Fuentes - Present
Mayor Pro Tem Boyles - Present
Council Member Dugan - Present
Council Member Brann - Present
Council Member Pirsztuk - Present

PUBLIC COMMUNICATIONS – (Related to City Business Only)
Carol Atkinson, resident, commented on item #A1.
Lee Davis, resident, commented on item #A1.
Ron Swanson, commented on item #A1
Steven Winkler, resident, commented on item #A1
Riley Brady, resident, commented on item #A1
Chris Kastigar, resident, commented on item #A1
Ellen Cole, resident, commented on item #A1

A. UNFINISHED BUSINESS:

1. Consideration and possible action related to the design and construction of the new Aquatics Center at Wiseburn High School.
   (Fiscal Impact: To Be Determined – Not to Exceed $1,800,000.00)

   Greg Carpenter, City Manager, introduced the item

   Meredith Petit, Recreation and Parks Director, commented on the presentation and introduced Stu Isaac.

   Stu Isaac, Isaac Sports Group, gave a presentation

   Council Discussion

   Vince Madison, Wiseburn School District Facilities Manager, answered Council’s questions.

   Tom Johnstone, Wiseburn School District Superintendent, answered Council’s questions.

   MOTION by Mayor Pro Tem Boyles, SECONDED by Council Member Pirsztuk to accept the reductions in Options 1 & 2 as presented by Stu Isaac, Isaac Sports Group and commit the full $1,800,000.00 to the project. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

   Council did not go into Closed Session
ADJOURNMENT at 3:01 PM

Tracy Weaver, City Clerk
MEETING OF THE EL SEGUNDO CITY COUNCIL  
TUESDAY, OCTOBER 04, 2016 – 5:00 PM

5:00 P.M. SESSION

CALL TO ORDER – Mayor Fuentes at 5:00 PM

ROLL CALL

Mayor Fuentes - Present
Mayor Pro Tem Boyles - Present (5:20 PM)
Council Member Dugan - Present
Council Member Brann - Present
Council Member Pirsztuk - Present

PUBLIC COMMUNICATION – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) None

Mayor Fuentes announced that Council would be meeting in closed session pursuant of the items listed on the agenda.

SPECIAL ORDER OF BUSINESS:

CLOSED SESSION:

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators; as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Gov’t Code §54956.9(d)(1): -2- matter

1. City of El Segundo vs. City of Los Angeles, et.al. LASC Case No. BS094279
2. Lewis vs. City of El Segundo. EAMS No. ADJ9634084, ADJ9634079

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code §54956.9(d)(2): -1- matter.

DISCUSSION OF PERSONNEL MATTERS (Gov't Code §54957): -2- matter

1. Public Employee Performance Evaluation
   Title: City Manager

2. Public Employee Performance Evaluation
   Title: City Attorney

APPOINTMENT OF PUBLIC EMPLOYEE (Gov't. Code § 54957): -0- matter

PUBLIC EMPLOYMENT (Gov't Code § 54957) -0- matter

CONFERENCE WITH CITY'S LABOR NEGOTIATOR (Gov't Code §54957.6): -8- matters

1. Employee Organizations: Employee Organizations: Police Management Association; Police Officers Association; Police Support Services Employees Association; Fire Fighters Association; Supervisory and Professional Employees Association; Executive and Management/Confidential; City Employees Association.

   Agency Designated Representative: Steve Filarsky and City Manager

CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov't Code §54956.8): -0- matters

Adjournment at 6:00 PM
REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, OCTOBER 04, 2016 - 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER – Mayor Fuentes at 7:04 PM

INVOCATION – Tracy Weaver, City Clerk

PLEDGE OF ALLEGIANCE – Council Member Mike Dugan

PRESENTATIONS:

a) Proclamation read by Mayor Fuentes and presented to Dr. Wanda Austin on her retirement from the Aerospace Corporation.

b) Proclamation read by Council Member Brann, presented to Fire Chief Donovan, proclaiming October 9-15, 2016 as Fire Prevention Week.

c) Presentation by Chief Donovan and Chief Tavera, introducing the recently hired Police and Fire Department personnel.

d) Presentation by Ryan Delgado, Recreation Supervisor, recognizing the City of El Segundo’s Volunteers.

ROLL CALL

Mayor Fuentes - Present
Mayor Pro Tem Boyles - Present
Council Member Dugan - Present
Council Member Brann - Present
Council Member Pirsztuk - Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) None

Amy Gastil, Police Assistant, commented on the current Labor negotiations with PSSEA.
Kelly Flowers, Police Service Officer, commented on the current Labor negotiations with PSSEA.
Laurie Eisma, Police Assistant – Records Division, commented on the current Labor negotiations with PSSEA.
Susan Yonamine, Police Services Support Group, commented on the current Labor negotiations with PSSEA.
NK Soon, Tree Musketeers, Youth Manager, invited everyone to the October 22, 2016 “Make a Difference Day”.

3
Neil Sholander, Teamsters Local 911, on behalf of the Public Professional and Medical Employees Union, commented on the current Labor negotiations.
Laurence Harrington, Police Service Officer, commented on the current Labor negotiations.
Paul Wilder, spoke concerning the flag flying at the El Segundo Post Office. Mr. Wilder is concerned that the post office is not properly displaying the flag.

CITY COUNCIL COMMENTS – (Related to Public Communications)
Mayor Fuentes commented on Mr. Wilder’s public communications, along with Greg Carpenter, City Manager.

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.

MOTION by Council Member Brann, SECONDED by Council Member Dugan to read all ordinances and resolutions on the agenda by title only. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0.

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

C. UNFINISHED BUSINESS

1. Consideration and possible action to approve the following staff augmentations within the Public Works Department: 1) reclassify a Principal Civil Engineer position to City Engineer and 2) approve the addition of one equipment Mechanic I/II position. (Fiscal Impact: $114,997.00)

Greg Carpenter, City Manager, introduced the item.

Stephanie Katsouleas, Public Works Director, gave a presentation

Council Discussion

MOTION by Council Member Brann, SECONDED by Council Member Pirsztuk approving the reclassification of a Principal City Engineer position to a City Engineer position and approve the addition of one Equipment Mechanic I/II position. MOTION PASSED BY VOICE VOTE. 4/1 Yes: Boyles, Brann, Fuentes, Pirsztuk No: Dugan

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

2. Consideration and possible action to receive and file the Capital Improvement Program Advisory Committee (CIPAC) Report for the 2016/17 Fiscal Year. (Fiscal Impact: None)
Greg Carpenter, City Manager, introduced the item.

Mike Rotolo, Capital Improvement Program Advisory Committee Chair, gave a report.

Council Discussion and questions

Council consensus to receive and file the Capital Improvement Program Advisory Committee (CIPAC) Report for the 2016/17 Fiscal Year.

E. CONSENT AGENDA

All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

3. Approve Warrant Numbers 3013012 through 3013232 on Register No. 24 in the total amount of $1,329,817.47 and Wire Transfers from 9/12/16 through 9/25/16 in the total amount of $3,025,663.23. Ratified Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.

4. PULLED BY COUNCIL MEMBER BRANN

5. Authorize the Police Department to replace four (4) 2011 Ford Crown Victorias which are due or overdue for replacement with four (4) new 2017 Ford Explorer Police Interceptors, pursuant to El Segundo Municipal Code 1-7-10, authorize the City Manager to issue a purchase order piggybacking on an existing Los Angeles County Sheriff's Department contract to purchase and equip four (4) new 2017 Ford Explorer Police Interceptor vehicles with Bob Wondries Ford, Wondries Fleet Group, Los Angeles County Sheriff PO # 16361257 n an amount not to exceed $211,400, authorize the City Manager or designee to either sell or auction the department's used patrol fleet and approve the Police Department's recommendation to proceed with the early replacement of an additional eight (8) Ford Crown Victoria patrol units in 2017 following closeout of 2015/16 fiscal year and confirmation of available funds to cover the estimated shortfall of $46,800 (Fiscal Impact: $211,400.00)

6. Waive second reading and adopt Ordinance No. 1521 amending the Downtown Specific Plan (DSP) relating to: (1) tinting or reflective glass on storefront windows; (2) signs for non-street front uses; and (3) design review process of projects in the DSP; and amending El Segundo Municipal Code (ESMC) Chapter 15-24 regarding Adjustments (Environmental Assessment No. EA-1057, Specific Plan Amendment No. SPA 14-01, and Zone Text Amendment No. ZTA 16-03). Applicant: City of El Segundo. (Fiscal Impact: None).
7. PULLED BY COUNCIL MEMBER PIRSZTKUK

8. PULLED BY COUNCIL MEMBER PIRSZTKUK

MOTION by Mayor Pro Tem Boyles, SECONDED by Council Member Dugan approving Consent Agenda items 3, 5, and 6. MOTION PASSED BY UNANIMOUS VOICE VOTE.

PULLED ITEMS

4. Regular City Council Meeting Minutes of September 20, 2016 and Special Meeting Minutes of September 28, 2016.

Council Discussion

MOTION by Council Member Brann, SECONDED Council Member Pirsztuk, not approving the minutes. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0

The minutes will be brought back to the next meeting for further review. Council did not have time to properly vet the minutes.

7. Consideration and possible action to 1) grant Environmental Construction, Inc.’s request to withdraw their bid because of clerical error in accordance with Public Contract Code Section 5101, 2) award a standard Public Works Contract to the second lowest bidder, Steve P. Rados, Inc., for the Pump Station #1& #7 Modification Improvement, Project No. 16-07 and 3) award a standard Public Works Professional Services Agreement to AKM Consulting Engineers for construction inspection services. (Fiscal Impact: $3,963,325.00)

Council Discussion

Stephanie Katsouleas, Public Works Director, answered Council’s questions.

MOTION by Council Member Pirsztuk, SECONDED by Council Member Brann approving Environmental Construction, Inc.’s request to withdraw their bid because of clerical error in accordance with Public Contract Code Section 5101, authorize the City Manager to execute a standard Public Works Contract No. 5207, in a form approved by the City Attorney with Steve P. Rados, Inc. in the amount of $3,248,950.00 and approve an additional $324,895.00 for construction-related contingencies, and authorize the City Manager to execute a standard Public Works Professional Services Agreement No. 5208 in a form as approved by the City Attorney with AKM Consulting Engineers in the amount of $354,480.00 for construction inspection and technical support, and approve an additional $35,000 for related contingencies. MOTION PASSED BY UNANIMOUS VOICE VOTE. 5/0
8. Consideration and possible action regarding approval of ongoing professional service agreements and blanket purchase orders for FY 2016-2017 in excess of $25,000 for various departments; and possible action to waive the formal bidding process and authorize the continued purchase of various goods and services as described below.

(Fiscal Impact: Included in the FY 16-17 Budget: General Fund $1,822,608 including $5,000 Library Developer Fees; Asset Forfeiture Fund $13,000; Prop A Fund $30,000; Water Enterprise Fund $224,000; Wastewater (Sewer) Enterprise Fund $28,000; Golf Course Enterprise Fund $96,000; Workers’ Compensation Fund $100,681.50; Public Works Full Time Salary Accounts General Fund, Water & Wastewater Enterprise Funds, and 405 Facility Maintenance Funds $200,000)

Recommendation –

(1) Authorize the City Manager to execute Amendment No. 4095E to Agreement No. 4095 with High Point Strategies, LLC for City’s advisors and advocate regarding issues relating to LAWA, LAX, FAA, MTA and other Los Angeles agencies, in a form approved by the City Attorney to (1) extend the term of the agreement to September 30, 2017; (2) authorize payment for services up to $75,000 (General Fund); and (3) take such additional, related, action that may be desirable.

(2) Authorize the City Manager to extend ongoing service agreements with Baker & Taylor Information Services for supplying books and other library materials, and issuance of blanket purchase order not to exceed $89,068 in FY 2016-2017 (General Fund and Library Developer Fees).

(3) Authorize the City Manager to extend Contract No. 4729 to Innovative Interfaces, Inc., Amendment No. 4729D for library computer network system maintenance and issuance of blanket purchase order not to exceed $29,454 (General Fund).

(4) Authorize the City Manager to extend ongoing service agreements, Amendment No. 3790L with J. Lee Engineering provides plan check and inspection consulting services for the Building and Safety Division not to exceed $225,000 in FY 2016-2017 (General Fund).

(5) Authorize the City Manager to extend ongoing service agreement with JAS, Amendment No. 4695D to provide plan check and inspection consulting services for the Building and Safety Division not to exceed $60,000 in FY 2016-2017 (General Fund).

(6) Authorize the City Manager to extend ongoing service agreement with Hayer Consultants, Inc., Amendment No. 4907D to provide plan check, permitting staff, and inspection consulting services for the Building and Safety Division not to exceed $65,000 in FY 2016-2017 (General Fund).
(7) Authorize the City Manager to extend ongoing service agreement with Michael Baker International, Amendment No. 4959B to provide professional planning consulting and interim staffing services for the City's Planning Division, not to exceed $147,000 in FY 2016-2017 (General Fund).

(8) Authorize the City Manager to extend ongoing service agreements with Westchester Medical Group/Center for Heart and Health, Amendment No. 3912H, to provide annual safety employees fitness for duty and executive physical examinations not to exceed $40,000 in FY 2016-2017 (General Fund).

(9) Authorize the City Manager to extend ongoing service agreement with York Risk Services Group, Amendment No. 3882F, to administer workers' compensation claims not to exceed $100,681.50 in calendar year 2017 (Workers' Compensation Fund).

(10) Authorize the El Segundo Fire Department to waive the bidding process per El Segundo Municipal Code §1-7-10 to purchase medical and pharmaceutical supplies, and piggyback on the City of El Cajon's Bound Tree Medical, Inc. ("Bound Tree") Bid #005-12, and authorize issuance of a blanket purchase order to Bound Tree for medical and pharmaceutical supplies not to exceed $40,000 in FY 2016-2017 (General Fund).

(11) Authorize the City Manager to amend the contract with All Cities Management Services, Inc. for one-year, Amendment No. 3881B, to provide crossing guard services for the El Segundo School District not to exceed $92,286 in FY 2016-2017 (General Fund).

(12) Authorize the issuance of a blanket purchase order to Hinderliter De Llamas & Associates (Agreement No. 3313) to provide professional services related to sales and use tax for an amount not to exceed $81,000 in FY 2016-2017 (General Fund).

(13) Authorize the issuance of a blanket purchase order to Lane Donovan Partners, LLC (Agreement No. 3399) to provide management services for The Lakes Golf Course for an amount not to exceed $96,000 in FY 2016-2017 (Golf Course Enterprise Fund).

(14) Authorize the City Manager to extend Agreement No. 4096 with TruGreen Landcare, Amendment No. 4096F, in a form approved by the City Attorney and issuance of a blanket purchase order to provide weekly landscape services for an amount not to exceed $181,000 in FY 2016-2017 (General Fund).

(15) Authorize the City Manager to issue a blanket purchase order for Agreement No. 4699 with West Coast Arborist to provide tree maintenance services for amount not to exceed $185,000 in FY 2016-2017, with individual services billed based on the scope of work requested. (General Fund).
(16) Authorize staff to continue to purchase gasoline and diesel fuel for City vehicles and equipment through the use of spot market purchasing in an amount not to exceed $315,000 in FY 2016-2017 (General Fund = $250,000; Asset Forfeiture Fund = $13,000; Prop “A” Fund = $30,000; Water Enterprise Fund = $9,000; Wastewater (sewer) Enterprise Fund = $13,000).

(17) Authorize the issuance of a blanket purchase order to Metron Farnier & Actaris in an amount not to exceed $200,000 in total for the purchase of single jet water meters for the City’s water system in FY 2016-2017 (Water Enterprise Fund).

(18) Authorize the issuance of a blanket purchase order to Blue Diamond Materials, a division of Sully Miller Contracting Company in an amount not to exceed $30,000 for the purchase of asphalt paving materials for Street Maintenance Division projects in FY 2016-2017 (General Fund).

(19) Authorize the issuance of a blanket purchase order to DataProse (Agreement No. 3227) to provide Water and Sewer divisions utility bill print and mail services for an amount not to exceed $30,000 in FY 2016-2017 (Water & Wastewater (sewer) Enterprise Funds).

(20) Authorize the City Manager to extend the ongoing Professional Service Agreement No. 4269 with Aerotek Professional Services, Amendment No. 4269L for providing temporary staffing service for the Public Works Department not to exceed $200,000 in FY 2016-2017 (General Fund, Water & Wastewater (sewer) Enterprise Funds, and Facility Maintenance Fund).

(21) Authorize the City Manager to Amendment No. 3957B, Contract No. 3957 with Galls LLC for purchasing uniforms and equipment for the Police Department, not to exceed $60,000 in FY 2016-2017 (General Fund).

(22) Authorize the City Manager to execute a one-year contract with Professional Account Management, LLC, Amendment No. 4223A, for processing of parking citations/collections, not to exceed $55,000 in FY 2016-2017 (General Fund).

(23) Authorize the issuance of a blanket purchase order to Dooley Enterprises (Dooley), for the purchase of Winchester Ammunition. Dooley Enterprises supplies duty and training ammunition, not to exceed $40,000 in FY 2016-2017 (General Fund).

(24) Authorize the City Manager to execute a one-year contract Amendment No. 2546C and/or purchase order with Tyler Technologies for annual software licensing, maintenance, and support not to exceed $43,800 in FY 2016-2017 (General Fund).

(25) Authorize the City Manager to execute a one-year Contract No. 5209 and/or blanket purchase order with Active Network for annual licensing, maintenance and support not to exceed $34,000 in FY 2016-2017 (General Fund).
Council Discussion

**MOTION** by Council Member Pirsztuk, **SECONDED** by Council Member Brann, approving Consent Agenda item 8. **MOTION PASSED BY UNANIMOUS VOICE VOTE.**

**F. NEW BUSINESS**

**G. REPORTS – CITY MANAGER** - The draft Work program will come before the Council in late October or November. Thanked Barbara Voss for her work on the Champions of Business event, mentioned the R1 committee is looking for community input, a survey is on the City’s website, mentioned the Disaster Preparedness Fair will take place on Saturday, Oct. 15, 2016 at City Hall Plaza and invited the community to have Coffee with a Cop on Friday, October 7, 2016 at the Starbucks at El Segundo Plaza at 8:00 AM.

**H. REPORTS – CITY ATTORNEY** - None

**I. REPORTS – CITY CLERK** - None

**J. REPORTS – CITY TREASURER** - Not Present

**K. REPORTS – CITY COUNCIL MEMBERS**

Council Member Brann – Mentioned in a short period of time, the Council dealt with the Imperial Street Project, adopted the budget for 2016-2017, moved forward on the Aquatic Center, attended the EDAC meeting at Millennial Space and attended the Champions of Business event at Vista Mar and will attended the League of California Cities conference.

Council Member Pirsztuk – Thanked the 2016 volunteers and mentioned the City is still accepting applications for the Technology Committee.

Council Member Dugan – Commented on the El Segundo/Wiseburn Aquatic Center and mentioned there is a perception that we are getting the pool for free, he reminded the community this pool is not free and comes with a monetary commitment from the City and the South Bay Sports, Health & Recreation, non-profit organization.

Mayor Pro Tem Boyles – Attending the Public Information Officer training in San Luis Obispo, mentioned the City is still accepting applications for the Arts and Cultural Committee, stated the Champions of Business event was incredible and gave a shout out to he and Carol Pirsztuk for almost winning their Bag-O Game.

Mayor Fuentes – Mentioned the Council approved the DR Horton plan for the Imperial Street School site/project, mentioned the Aquatic Center Special Meeting and thanked the High School students for attending, attended the LADEC Aerospace Council, attended the ribbon cutting for Zero Solar, attended the Champion of Business event.
and thanked the sponsors, speakers, businesses and all who attended the event, attended a Centennial Celebration committee meeting, attended the South Bay Area Chamber of Commerce Meeting, mentioned the Disaster Preparedness Fair on Saturday, October 15, 2016 and will be attending the League of California Cities Conference.

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) None

MEMORIALS – None

Council went back into Closed Session at 8:44 PM

ADJOURNMENT at 10:00 PM

Tracy Weaver, City Clerk
AGENDA DESCRIPTION:

Consideration and possible action to approve a contract amendment with J & L Building Maintenance to remove services for the previous RSI facility and to revise the annual custodial rates to comply with California's current and projected minimum wage increases. (Fiscal Impact: $73,286.00 over four years)

RECOMMENDED COUNCIL ACTION:

1. Authorize the City Manager to execute a second amendment, in a form approved by the City Attorney, with J & L Building Maintenance to remove services for the previous RSI facility and revise the rate sheet for custodial services to comply with California's minimum wage increases.

2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

None

FISCAL IMPACT:

Amount Budgeted: $937,429.00 annually for five (5) years
Additional Appropriation: Yes, $73,286.00 over four years
Account Number(s): 001-400-2601-6206 (Government Buildings)

ORIGINATED BY: Julie Hegvold, Management Analyst
REVIEWED BY: Stephanie Katsouleas, Public Works Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

City Council awarded a five-year Public Works Maintenance Agreement to J & L Building Maintenance Services ("JLBM") for custodial services at City facilities in 2015. The $937,429 contract expires in 2020 and includes annual escalations of 3%. JLBM currently services 17 city facilities on a daily basis.

In April of 2016, Governor Edmund G. Brown Jr. signed Senate Bill 3, a bill that increases the minimum wage in California from $9 to $15 per hour over six years. As such, the State of California's minimum wage increased from $9 an hour to $10 an hour this year, while the minimum wage in Los Angeles County increased to $10.50 an hour (a 15% increase). J&L Building Maintenance Services employees are paid at the California minimum wage rate. Unfortunately, J&L entered into a five year agreement with the City prior to when the wage law was passed, and thus the company did not forecast and plan for these mandatory minimum wage increases. The contact executed between J&L and the City calls for an annual 3% escalation factor, which will not cover the mandatory minimum wage increases projected in California over the remaining term of this contract.
Please note that finding high quality custodial services has proved challenging over the last five years, and the three previous custodial contracts were all terminated for poor performance. We have an excellent working relationship with JLBM and have received high quality custodial services since inception of services. We would like to continue that relationship while ensuring the company can meet its state minimum wage obligations and still remain profitable. Staff and J&L have worked together to evaluate the budget and are recommending annual increases that correspond with the current and upcoming minimum wage increases for the remaining four years on the contract. This increase will assist JLBM with absorbing the increased minimum wage costs.

Additionally, as City Council recently closed the Residential Sound Insulation ("RSI") program, the RSI facility no longer requires custodial service. Services for the facility will be removed from the JLBM agreement. However, Hilltop Park custodial services were extended this year and are now provided year round rather than just during summer months. This addition and deletion roughly offset each other, resulting in no substantial impact to the overall cost of providing custodial services.

The previous and proposed escalation is as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Original Escalation</th>
<th>Proposed Escalation</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/17</td>
<td>$183,444.00</td>
<td>$193,100.00</td>
<td>$9,656.00</td>
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<tr>
<td>2017/18</td>
<td>$188,946.00</td>
<td>$202,737.00</td>
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<td>2018/19</td>
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<tr>
<td>2019/20</td>
<td>$200,453.00</td>
<td>$232,033.00</td>
<td>$31,580.00</td>
</tr>
</tbody>
</table>

**Total Difference** $73,286.00

Note that between 2017 and 2018 and between 2018 and 2019, the minimum wage increases $0.50, while in subsequent years it increases $1.00. Thus, the table above shows a higher escalation in the last year of the contract.

Staff recommends that City Council authorize the City Manager to execute a second amendment to Agreement #4879 with J & L Building Maintenance to remove the services for the previous RSI facility and increase the total budget by $73,268.00 to cover the minimum wage required increases for the remainder of the agreement term.
AGENDA DESCRIPTION:

Consideration and possible action to adopt Ordinance No. 1523 amending Title 8 of the El Segundo Municipal Code to regulate parking of oversized vehicles, recreational vehicles, detached trailers; establish a registration/permit process; and prohibit the placement of electrical cords, cables and similar items between such vehicles and nearby property. (Fiscal Impact: Not to exceed $4,000.00)

RECOMMENDED COUNCIL ACTION:

1.) Waive second reading and adopt Ordinance No. 1523 amending Title 8 of the El Segundo Municipal Code;
2.) Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:

- Ordinance No. 1523

FISCAL IMPACT:

Amount Budgeted: $0
Additional Appropriation: N/A
Account Number(s):

ORIGINATED BY: Bob Turnbull, Captain
REVIEWED BY: Mitch Tavera, Chief of Police
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On October 18, 2016, the City Council introduced an Ordinance amending Title 8 of the El Segundo Municipal Code to regulate parking of oversized vehicles, recreational vehicles and detached trailers. The ordinance also establishes a registration/permit process and prohibits the placement of electrical cords, cables and similar items between such vehicles and nearby property.

During the public hearing, the City Council elected to eliminate the registration limit of one vehicle per residence. As a result, the introduced Ordinance (Ordinance No. 1523) has been amended to exclude that restriction. The Council may waive second reading and adopt the Ordinance. If Adopted, Ordinance No. 1523 will become effective in 30 days.
ORDINANCE NO. 1523

AN ORDINANCE AMENDING TITLE 8 OF THE EL SEGUNDO MUNICIPAL CODE TO CREATE PARKING LIMITS FOR OVERSIZED VEHICLES, RECREATIONAL VEHICLES AND TRAILERS, TO ESTABLISH A REGISTRATION AND PERMIT PROCESS AND TO PROHIBIT THE PLACEMENT OF ELECTRICAL CORDS, HOSES, CABLES OR OTHER SIMILAR ITEMS BETWEEN SUCH VEHICLES AND PROPERTIES.

The City Council of the city of El Segundo does ordain as follows:

SECTION 6:  The Council finds and declares as follows:

A. On June 7, 2016, the City Council directed staff to develop options to limit or prohibit overnight parking of oversized vehicles, recreational vehicles and trailers;

B. On August 16, 2016, the City Council held a public hearing and considered the information provided by City staff and public testimony regarding this Ordinance;

C. The parking of oversized vehicles, recreational vehicles and trailers on City streets creates a variety of adverse impacts, such as: interference with the normal flow of vehicle traffic, especially on narrow streets; the creation of visual obstacles and reduction of the lines of sight for driveways, intersections, and traffic signage, thereby reducing sidewalk and street safety for motorists, pedestrians, and bicyclists;

D. In addition, the parking of oversized vehicles, recreational vehicles and trailers on City streets exposes bicyclists to greater traffic dangers as they travel around such oversized vehicles and trailers; and fire and Emergency access is reduced, especially on narrow streets and cul-de-sacs;

E. Further, detached trailers parked on certain City streets constitute a safety hazard as some do not have an independent braking system and could roll unexpectedly down the street;

F. The City’s current parking regulations are inadequate to address the above-referenced problems associated with the parking oversized vehicles, recreational vehicles and trailers on City streets;
G. By creating a permit and registration system, the City Council desires to strike a balance between ensuring that persons who own oversized vehicles, recreational vehicles and trailers have the opportunity to park their vehicles on City streets for short periods of time, while at the same time imposing reasonable regulations on all City streets to address the adverse impacts described above;

H. California Vehicle Code Sections 22507 and 22507.5, and case law such as Homes on Wheels v. City of Santa Barbara (2004) 119 Cal.App.4th 1173, confirm the City’s authority to restrict the parking of vehicles on certain streets, during all or certain hours of the day, including but not limited to, between the hours of 2 a.m. and 6 a.m.

SECTION 7: Section 8-1-1 of the El Segundo Municipal Code (ESMC) is amended to add the following definitions in alphabetical order:

“Oversized Vehicle” means any vehicle, as defined by Section 670 of the California Vehicle Code, or combination of vehicles, which exceeds twenty-two feet in length, seven feet in width, or eight feet in height, exclusive of projecting lights or devices allowed by Section 35109 or 35110 of the California Vehicle Code, as may be amended. Oversized Vehicle does not include pickup trucks or sport utility vehicles, which are less than twenty-five feet in length and eighty-two inches in height.

“Recreational Vehicle” has the same meaning as Section 18010 of the Health and Safety Code.

“Trailer” means a trailer, semitrailer, camp trailer (including tent trailers), unmounted camper, or trailer coach as defined in Sections 242, 243, 550, 630, 635, and 636 of the California Vehicle Code, or fifth-wheel travel trailer, as defined in Section 324 of the Vehicle Code.

SECTION 8: Section 8-5-6 of the ESMC is amended as follows:

A. Seventy-Two Hours: Except as otherwise provided in this Chapter, No person who owns or has possession, custody or control of any vehicle shall park the vehicle upon any street or alley for more than a consecutive period of seventy two (72) hours.

B. Forty-Eight Hours For Certain Vehicles: Except as otherwise provided in this chapter, it is unlawful for any person to park or stand any trailer, camp car or any other similar type of equipment owned, operated or controlled by such person, in or upon any public street, court, drive, alley or other public place in
the city for more than forty-eight (48) consecutive hours within any period of seven (7) days.

SECTION 9: Chapter 5, Article B of Title 8 of the ESMC is amended to add the following new section:

"Section 8-5B-10. Oversized Vehicle Parking on Public Streets.

No person may run electrical cords, extension cords, hoses, cables, or other similar items across, above or on the parkway or sidewalk from a residential or commercial property to an Oversized Vehicle, Recreational Vehicle or Trailer parked on a public street or highway."

SECTION 10: Chapter 5 of Title 8 of the ESMC is amended by adding a new Article G to read as follows:

"ARTICLE G. OVERSIZED VEHICLE, RECREATIONAL VEHICLE AND TRAILER PERMIT PARKING

8-5G-1: Purpose.

This article is adopted pursuant to the City’s police powers, California Constitution article XI, section 11 and California Vehicle Code sections 22507 and 22507.5, and any successor statute or regulation, to allow permit parking in specified areas within the City’s jurisdiction.

8-5G-2: Parking Prohibited, Exceptions.

A. No person may park or leave standing any Trailer, regardless of length or width, upon any public street or highway in the City.

B. No person may park or leave standing any Recreational Vehicle or Oversized Vehicle on any public street or highway in the City between the hours of 2 a.m. through 6 a.m.

C. No person may park or leave standing any Trailer, Recreational Vehicle or Oversized Vehicle on any public street or highway in the City within twenty-five feet (25’) of any intersection.

D. Exceptions. The prohibitions stated in subsections A and B do not apply:
   1. To any Trailer, Recreational Vehicle or Oversized Vehicle for which a valid Oversized Vehicle Parking Permit has been issued and is properly displayed, in accordance with this Article.
   2. To any vehicle for which a valid Oversized Vehicle Handicap Parking Permit has been issued and is properly displayed, in accordance with this Article.
3. To any Trailers, Recreational Vehicles or Oversized Vehicles parked or left standing as a result of a mechanical breakdown so as to allow the performance of emergency repairs on the vehicle for a period not to exceed twenty-four (24) hours.

4. To any commercial vehicles making pickups or delivery of goods, wares or merchandise, or while providing services to a residence, including, but not limited to yard maintenance, pool care and maintenance, repair and construction services.

5. To any tow trucks and similar vehicles that are in the course of providing services.

6. To any public or utility vehicles and trailers that are in the course of providing services.

7. To any motor coach or bus that is operated by a common carrier of passengers for hire that is associated with a hotel in the City and is parked adjacent to the hotel.

8. To any public emergency vehicle.

9. During any state of emergency declared to exist within the City of El Segundo by the City Council.

8-5G-3: Oversized Vehicle Resident Registration Program.

The purpose of the Oversized Vehicle Resident Registration Program is to have an index of all Oversized Vehicles, Recreational Vehicles and Trailers that are owned by residents and parked within the City. The one-time registration is valid for the life of the vehicle and is signified by a sticker that is issued by the Police Department. Registration alone does not allow an Oversized Vehicle, Recreation Vehicle or Trailer to park at all times on City public streets or highways. Rather, once such a vehicle has been registered with the City, the owner may apply for Oversized Vehicle Parking Permits pursuant to this Article.

8-5G-4: Registration of Oversized Vehicles, Recreational Vehicles or Trailers.

A. Each person registering an Oversized Vehicle, Recreational Vehicle or Trailer with the City must file with the Police Department a completed application containing the following:

1. The name, address, and phone number of the registered owner of designated Oversized Vehicle or Trailer;
2. The name, address, and phone number of the applicant for the permit;
3. Proof of residency, which must be current and must include the following: California Driver's License or California Identification Card and one of the following: Property Tax Bill or Public Utility Bill (telephone bills are not acceptable).

4. The registration from the California Department of Motor Vehicles for the Oversized Vehicle or Trailer that shows the Oversized Vehicle or Trailer is registered to a resident of the City of El Segundo;

5. The license number, make, and model of designated Oversized Vehicle or Trailer; and

6. Additional information the Police Department may require.

B. The applicant must sign the application under penalty of perjury.

C. The Police Chief or designee must issue an Oversized Vehicle Resident Registration Sticker to each person who submits a completed application, pays the registration fee set by City Council resolution, and otherwise meets the requirements of this Article. The Registration Sticker must be issued within 10 working days from the date all requirements have been met.

D. The Oversized Vehicle Resident Registration Sticker must be displayed on the left side of the bumper of the Oversized Vehicle, Recreational Vehicle or Trailer that has been registered with the City. The sticker must be displayed in a manner so that it is clearly visible from the street.

8-5G-5: Oversized Vehicle Parking Permits.

The purpose of the Oversized Vehicle Parking Permits is to give owners of Oversized Vehicles, Recreational Vehicles and Trailers the opportunity, for a limited time, to park the Oversized Vehicle, Recreational Vehicle or Trailer on a public street or highway adjacent to their residence, and to allow an out-of-town visitor who owns an Oversized Vehicle, Recreational Vehicle or Trailer to park on a public street or highway adjacent to the residence which the out-of-town visitor is visiting for a limited time period. For purposes of this article, the phrase "adjacent to the residence" means as close as practicable to the residence, but no more than 400 feet from the residence.


A. Each person who seeks an Oversized Vehicle Parking Permit for an Oversized Vehicle, Recreational Vehicle or Trailer that is currently registered with the City must:

1. Have registered their Oversized Vehicle, Recreational Vehicle or Trailer and permanently affixed the Oversized Vehicle Residential Sticker to their vehicle in conformance with Section 8-5G-3 of this Article.

2. File with the Police Department a completed application form containing the following:
a. The dates for which the permit is requested;
b. The dates and duration of any and all Oversized Vehicle Parking Permits issued to the applicant within the immediately preceding 90-day period;
c. Any additional information the Police Department may require.
3. Pay the permit fee set by City Council resolution.

B. Each person who seeks an Oversized Vehicle Parking Permit for an Oversized Vehicle, Recreational Vehicle or Trailer that is not currently registered with the City must:
1. Be a guest of a resident of the City, and not a resident of the City.
2. File with the Police Department a completed application form containing the following:
   a. The name, address, and phone number of the registered owner of designated Oversized Vehicle or Trailer;
   b. The name, address, and phone number of the applicant for the permit;
   c. The registration from the California Department of Motor Vehicles, or equivalent agency in another state, for the Oversized Vehicle or Trailer;
   d. The name, address, and phone number of the resident that is being visited;
   e. The license plate number, make, and model of designated Oversized Vehicle or Trailer;
   f. The dates for which the permit is requested;
   g. The dates and duration of any and all Oversized Vehicle Parking Permits issued to the applicant during the current calendar year;
   h. The dates and duration of any and all Oversized Vehicle Parking Permits issued to the resident being visited during the current calendar year; and
   i. Additional information the Police Department may require.
3. Sign the application under penalty of perjury.
4. Pay the permit fee set by City Council resolution.

C. The Police Chief or designee must issue an Oversized Vehicle Parking Permit to each person who submits a completed application, pays the registration fee set by City Council resolution, and otherwise meets the requirements of this Article. Oversized Vehicle Parking Permit(s) must be issued within two working days from the date all requirements have been met.

D. Oversized Vehicle Parking Permits issued by the Police Chief or designee must include the license plate number of the designated Oversized Vehicle, Recreational Vehicle or Trailer, the date of issuance, and the day of its expiration.

E. Permits must be displayed in the vehicle for which it has been issued. The permit must be affixed on the lower driver’s side of the windshield or the driver’s window so that it is clearly visible from the street and from the exterior of the vehicle. For those vehicles without windows, such as a Trailer, permits must be displayed on the side of the Trailer so that it is clearly visible from the street, which is usually the left side of the Trailer.
8-5G-7: Oversized Vehicle Parking Permits – Duration.

A. For an Oversized Vehicle Parking Permit that is issued for a registered vehicle pursuant to subsection A of Section 8-5G-6, the permit is valid for a period not to exceed 24 hours. An Oversized Vehicle Parking Permit will be valid from 12:00 p.m. one day until 11:59 a.m. the next day. Upon expiration of the permit, the applicant may apply for and be granted additional Oversized Vehicle Parking Permits if the applicant still qualifies under the conditions set forth in this Article. An applicant may request no more than three consecutive Oversized Vehicle Parking Permits (a total of 72 hours of parking to load and unload) at one time. An applicant may request no more than 24 one-day Oversized Vehicle Parking Permits per quarter. A “quarter” for purposes of this section is January through March, April through June, July through September, and October through December of each calendar year.

B. For an Oversized Vehicle Parking Permit that is issued for a vehicle that is not registered pursuant to subsection B of Section 8-5G-6, the permit is valid for a period not to exceed 24 hours. An Oversized Vehicle Parking Permit will be valid from 12:00 p.m. one day until 11:59 a.m. the next day. Upon expiration of the permit, the applicant may apply for and be granted additional Oversized Vehicle Parking Permits if the applicant still qualifies under the conditions set forth in this Article. The Oversized Vehicle Parking Permit must be associated with the residence being visited. An applicant may request no more than three Oversized Vehicle Parking Permits (a total of 72 hours of parking to load and unload) at one time. An applicant may request no more than 24 one-day permits per quarter and no more than 96 of such permits per calendar year.

8-5G-8: Oversized Vehicle Handicap Parking Permits.

A. Purpose. The purpose of authorizing the issuance of Oversized Vehicle Handicap Parking Permits is to allow a handicapped person to park a designated Oversized Vehicle on a street/highway directly in front of (or the side of the property if it is a corner lot) their residence.

B. Requirements. In order to be eligible to receive an Oversized Vehicle Handicap Parking Permit, both of the following requirements must be met:

1. The applicant must be entitled to receive a handicapped placard or license plate pursuant to the provisions of the California Vehicle Code;

2. The Oversized Vehicle is the only vehicle owned by the resident and is required to meet the daily transportation needs of the resident.

A. Each person desiring an Oversized Vehicle Handicap Parking Permit must:
   1. Have registered their Oversized Vehicle, Recreational Vehicle or Trailer and permanently affixed the Oversized Vehicle Residential Sticker to their vehicle in conformance with this Article.
   2. File with the Police Department a completed City application form containing the following:
      a. The name, address, and phone number of the registered owner and applicant of designated Oversized Vehicle;
      b. The license number, make, and model of designated oversize vehicle;
      c. The year for which the permit is requested;
      d. The years of any and all previous Oversized Vehicle Handicap Parking Permits issued to the applicant;
      e. Additional information the Police Department may require;
   3. Sign the application under penalty of perjury.

B. The Police Chief or designee must issue an Oversized Vehicle Handicap Parking Permit to each person who submits a completed application and otherwise meets the requirements of this Article. Oversized Vehicle Handicap Parking Permit(s) must be issued within 10 working days from the date all requirements have been met.

C. Oversized Vehicle Handicap Parking Permits issued by the Police Chief or designee must include the license plate number of the designated Oversized Vehicle, the date of issuance and the day of its expiration.

D. Oversized Vehicle Handicap Permits must be issued without any fees.

E. Permits must be displayed in the vehicle for which it has been issued. The permit must be affixed on the lower driver’s side of the windshield or the driver’s window so that it is clearly visible from the street and from the exterior of the vehicle.


Oversized Vehicle Handicap Parking Permits are valid for a period of one year, so long as the permit holder meets the requirements of this section relating to such permits. Permits may be renewed on an annual basis.

8-5G-11: Permit Denial.

An Oversized Vehicle Parking Permit or an Oversized Vehicle Handicap Parking Permit must be denied if the Police Chief or designee finds that:

1. The applicant or the person the applicant is visiting is not a bona fide City resident;
2. The out-of-town visitor is not a guest of the resident;  
3. Information submitted by the applicant is materially false; or  
4. If the application is for an Oversized Vehicle Handicap Permit, the applicant is not entitled to receive a handicap placard or license plate under the California Vehicle Code; or the Oversized Vehicle is not the applicant’s only vehicle.

**8-5G-12: Penalties for Violations, Review Request.**

A. Unless otherwise specified, any person who violates any provision in this Article is guilty of an infraction and will be subject to citation, towing, or both.

B. Every person who displays a fraudulent, forged, altered, or counterfeit Oversized Vehicle Parking Permit or Permit number with the intent to avoid compliance with this Article is guilty of a misdemeanor.

C. Every person who displays a fraudulent, forged, altered, or counterfeit Oversized Vehicle Handicap Parking Permit or Permit number with the intent to avoid compliance with this Article is guilty of a misdemeanor.

D. Every person who displays a fraudulent, forged, altered, or counterfeit Oversized Vehicle Resident Registration Sticker with the intent to avoid compliance with this Article is guilty of a misdemeanor.

E. Every person who forges, alters, or counterfeits an Oversized Vehicle Parking Permit, an Oversized Vehicle Handicap Parking Permit, or an Oversized Vehicle Resident Registration Sticker is guilty of a misdemeanor.

F. Every person who is issued a notice of parking violation pursuant to this Article may request review of that notice under California Vehicle Code section 40215 et seq.

**8-5G-13: Application of Regulations.**

A. The prohibitions in this Article apply at all times, or at those times specified, except when it is necessary to stop a vehicle to avoid conflict with other traffic or to comply with the directions of a police officer or official traffic control device.

B. The time limitations on standing or parking in this Article do not relieve any person from the duty to observe other and more restrictive provisions of the California Vehicle Code or this Code prohibiting or limiting the standing or parking of vehicles in specified places or at specified times.

C. Nothing in this Article may be construed to permit vehicle habitation on a public street as prohibited by Section 7-6-1 of this Code.”
SECTION 6: Implementation Period.

A. There will be an implementation period during which the ordinance will not be enforced. The implementation period will start on the effective date of the ordinance and will end on February 28, 2017. The purpose of the implementation period is to give owners of Oversized Vehicles, Recreational Vehicles and Trailers the opportunity to register their vehicles with the City. The registration will consist of completing an application and submitting the required supporting documentation.

B. Effective March 1, 2017, only Oversized Vehicles, Recreational Vehicles and Trailers with a City of El Segundo Oversized Vehicle Resident Registration Sticker will be allowed to park on any public street or highway in the City between the hours of 2 a.m. and 6 a.m. Effective March 1, 2017, Oversized Vehicles, Recreational Vehicles and Trailers without a City of El Segundo Resident Registration Sticker parked on a public street or highway between the hours of 2 a.m. and 6 a.m., will be in violation of, and subject to the penalty provisions of, this ordinance.

C. Effective March 1, 2017, no Oversized Vehicle or Recreational Vehicle will be allowed to park on any public street or highway in the City without displaying a valid Oversized Vehicle Parking Permit or Oversized Vehicle Handicap Parking Permit between the hours of 2 a.m. and 6 a.m. Effective March 1, 2017, no Trailer will be allowed to park on any public street or highway in the City at any time without displaying a valid Oversized Vehicle Parking Permit.

SECTION 7: Environmental Review. This ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it consists only of minor revisions and clarifications to existing regulations. It does not portend any new development and does not relax existing regulatory restrictions on future development. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

SECTION 8: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 9: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 10: Enforceability. Repeal of any provision of the El Segundo Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective
date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 11: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 12: This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

PASSED AND ADOPTED this ___ day of __________, 2016.

__________________________________
Suzanne Fuentes, Mayor

APPROVED AS TO FORM:

__________________________________
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA         )
COUNTY OF LOS ANGELES       ) SS
CITY OF EL SEGUNDO          )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. _________ was duly introduced by said City Council at a regular meeting held on the ___ day of __________ 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ___ day of __________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
Tracy Weaver, City Clerk
EL SEGUNDO CITY COUNCIL
AGENDA STATEMENT

MEETING DATE: November 1, 2016
AGENDA HEADING: Consent Agenda

AGENDA DESCRIPTION:

Consideration and possible action to accept as complete the Community Development Block Grant (CDBG) Project 601718-15, “Installation of American with Disabilities Act (ADA) Sidewalk Ramp Project.” Project No. PW 15-24 (Fiscal Impact: $75,800.00 in CDBG grant reimbursement funds).

RECOMMENDED COUNCIL ACTION:

1. Accept the work as complete.
2. Authorize the City Clerk to file a Notice of Completion in the County Recorder's Office.
3. Alternatively, discuss and take other possible actions related to this item.

ATTACHED SUPPORTING DOCUMENTS:

Notice of Completion

FISCAL IMPACT: Included in Adopted Budget

<table>
<thead>
<tr>
<th>Amount Budgeted</th>
<th>$96,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Appropriation</td>
<td>No</td>
</tr>
<tr>
<td>Account Number(s)</td>
<td>111-400-2781-8499 (Community Development Block Grant: Capital Projects)</td>
</tr>
</tbody>
</table>

ORIGINATED BY: Cheryl Ebert, Senior Civil Engineer
REVIEWED BY: Stephanie Katsouleas, Public Works Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On August 2, 2016, City Council approved a contract for Project No. PW 15-24, Community Development Block Grant (CDBG) Project 601718-15, “Installation of American with Disabilities Act (ADA) Sidewalk Ramp Project” with FS Contractors, Inc. to construct twenty-two (22) ramps at various intersections throughout the city. The contractor began demolition on September 26, 2016 and completed all work on October 6, 2016. A final inspection for FS Contractors, Inc. work has been performed and it was determined that the project was completed per the plans and specifications and to the satisfaction of the Public Works Project Manager. The final project costs are as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Base Bid (13 items)</td>
<td>$44,300</td>
</tr>
<tr>
<td>Alternate Bid (9 additional items)</td>
<td>+ $31,500</td>
</tr>
<tr>
<td>Change Order</td>
<td>+ $0.00</td>
</tr>
<tr>
<td><strong>Total Final Project Cost</strong></td>
<td>$75,800.00</td>
</tr>
</tbody>
</table>

The remaining unspent funds will be added to next year’s allocation for future ADA sidewalk ramp installations.
Staff recommends that City Council accept the work performed by FS Contractors, Inc as complete and authorize the City Clerk to file a Notice of Completion with the County Recorder’s Office.
NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: ADA Ramp Installation (Phase II) Project, CDBG Project No. 601718-15
Project No.: PW 15-24 Contract No. 5171

Notice is hereby given pursuant to State of California Civil Code Section 3093 et seq that:

1. The undersigned is an officer of the owner of the interest stated below in the property hereinafter described.

2. The full name of the owner is: City of El Segundo

3. The full address of the owner is: City Hall, 350 Main Street, El Segundo, CA, 90245

4. The nature of the interest of the owner is: Public Facilities

5. A work of improvement on the property hereinafter described was field reviewed by the City Engineer on October 11, 2016. The work done was: Twenty-two (22) ADA Ramps

6. On November 1, 2016, City Council of the City of El Segundo accepted the work of this contract as being complete and directed the recording of this Notice of Completion in the Office of the County Recorder.

7. The name of the Contractor for such work of improvement was: FS Contractors, Inc.

8. The property on which said work of improvement was completed is in the City of El Segundo, County of Los Angeles, State of California, and is described as follows: Twenty-two (22) ADA Ramps at various locations

9. The street address of said property is: Various locations, El Segundo, CA 90245

Dated: ____________________________

Stephanie Katsouleas
Public Works Director

VERIFICATION

I, the undersigned, say: I am the Director of Public Works/City Engineer of the City El Segundo, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury the foregoing is true and correct.

Executed on _______________, 2016 at El Segundo, California.

Stephanie Katsouleas
Public Works Director
EL SEGUNDO CITY COUNCIL
AGENDA STATEMENT

MEETING DATE: November 1, 2016
AGENDA HEADING: Consent Agenda

AGENDA DESCRIPTION:

Consideration and possible action to accept as complete the 2015-2016 Furnishing and Application of Slurry Seal on Various Streets, Project No. PW 16-09 (Fiscal Impact: $327,297.68)

RECOMMENDED COUNCIL ACTION:

1. Accept the work as complete.
2. Authorize the City Clerk to file a Notice of Completion in the County Recorder's Office.
3. Alternatively, discuss and take other possible actions related to this item.

ATTACHED SUPPORTING DOCUMENTS:
Notice of Completion

FISCAL IMPACT: Included in Adopted Budget

Amount Budgeted: $400,000.00
Additional Appropriation: N/A
Account Number(s): 106-400-8203-8357 (Gas Tax)

ORIGINATED BY: Orlando Rodriguez, Senior Civil Engineer
REVIEWED BY: Stephanie Katsouleas, Public Works Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On April 5, 2016, City Council awarded a standard Public Works contract to American Asphalt South, Inc. for slurry sealing of the streets bounded by the north City boundary, Sepulveda Boulevard, Sheldon Street, and Mariposa Avenue (the northeast quadrant).

Slurry Seal construction began on July 5, 2016, and was substantially completed by American Asphalt South, Inc. on August 22, 2016. A final inspection for American Asphalt South’s work has been performed and it was determined that the project was completed per the plans and specifications and to the satisfaction of the Public Works Department.

In addition to slurry seal in the northeast quadrant, the following work was added to the scope of work and performed by American Asphalt South:

- Asphalt pavement crack sealing on Aviation Boulevard, between Rosecrans Avenue and 116th Street as a simple maintenance mitigation measure to help prolong the life of the road.
- Removal and replacement of asphalt pavement on California Street, between Palm Avenue and Mariposa Avenue.
- Additional roadway striping on Walnut Avenue, between Washington Street and Sepulveda Boulevard.

The final project costs are as follows:

**Budget**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$307,485.70</td>
<td>Original Contract Amount</td>
</tr>
<tr>
<td>$92,514.30</td>
<td>Contingency</td>
</tr>
<tr>
<td>-$8,100.00</td>
<td>Crack Sealing on Aviation Boulevard</td>
</tr>
<tr>
<td>-$3,438.00</td>
<td>Remove and replace asphalt pavement</td>
</tr>
<tr>
<td>-$1,650.00</td>
<td>Additional roadway striping</td>
</tr>
<tr>
<td>-$5,061.98</td>
<td>Slurry seal overage required during project</td>
</tr>
<tr>
<td><strong>$327,297.68</strong></td>
<td><strong>Total Final Project Budget Cost</strong></td>
</tr>
</tbody>
</table>

The remaining $72,702.32 will be disencumbered and returned to the Gas Tax Fund for future projects.

Staff recommends that City Council accept the work performed by American Asphalt South, Inc. as complete and authorize the City Clerk to file a Notice of Completion with the County Recorder’s Office.
NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: 2015-2016 Furnishing and Application of Slurry Seal on Various Streets Project

Project No.: PW 16-09  Contract No. 5008

Notice is hereby given pursuant to State of California Civil Code Section 3093 et seq that:

1. The undersigned is an officer of the owner of the interest stated below in the property hereinafter described.

2. The full name of the owner is: City of El Segundo

3. The full address of the owner is: City Hall, 350 Main Street, El Segundo, CA, 90245

4. The nature of the interest of the owner is: Public Facilities

5. A work of improvement on the property hereinafter described was field reviewed by the City Engineer on August 22, 2016. The work done was: Slurry Seal Resurfacing

6. On October 4, 2016, City Council of the City of El Segundo accepted the work of this contract as being complete and directed the recording of this Notice of Completion in the Office of the County Recorder.

7. The name of the Contractor for such work of improvement was: American Asphalt South, Inc.

8. The property on which said work of improvement was completed is in the City of El Segundo, County of Los Angeles, State of California, and is described as follows: City streets in the area bounded by the north City boundary, Sepulveda Boulevard, Sheldon Street, and Mariposa Avenue.

9. The street address of said property is: None.

Dated: ____________________________

Stephanie Katsouleas
Public Works Director

VERIFICATION

I, the undersigned, say: I am the Director of Public Works/City Engineer of the City El Segundo, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury the foregoing is true and correct.

Executed on _________________, 2016 at El Segundo, California.

Stephanie Katsouleas
Public Works Director
AGENDA DESCRIPTION:
Consideration and possible action to reject all bids for the Fire Station 1 Seismic Retrofit Project, Project No. PW 15-23A. (Fiscal Impact: $0.)

RECOMMENDED COUNCIL ACTION:
1. Reject all bids for the Fire Station 1 Seismic Retrofit Project, Project No. PW 15-23A.
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
None.

FISCAL IMPACT: None

Amount Budgeted: $250,000
Additional Appropriation: No.
Account Number(s): 301-400-8201-8702 (Fire Station Upgrades)

ORIGINATED BY: Floriza Rivera, Principal Engineer
REVIEWED BY: Stephanie Katsouleas, Public Works Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
On December 7, 2015, staff retained KPFF for structural analysis and design work to resolve concerns about the building’s ability to meet current seismic standards. Recall that a large portion of Fire Station 1 was originally constructed in the 1960’s with a major addition in 1978 under standards that are less rigorous than today. The structural investigation revealed structural deficiencies in the apparatus bay that need to be mitigated to bring the building up to current earthquake safety standards for first response facilities. The plan calls for the following improvements:

- Reinforcing a portion of east wall for seismic stability
- Retrofitting two piers in the middle of the apparatus bay
- Installing steel posts along the south wall
- Installing Simpson support straps
- Performing minor ceiling and electrical work to facilitate the construction

On September 27, 2016, the City Clerk received and opened only one bid as follows:

1. Caltec Corporation $170,000.00

Shortly after bids were received, Caltec Corporation contacted the City Clerk's Office and asked to be relieved of its bid due to a mathematical mistake in transferring structural beam costs to its
bid sheet. Additionally, staff checked the contractor's references and has determined that Caltec Corporation has not previously completed a seismic retrofit project similar to the Fire Station 1 project for other public agencies. For both of these reasons, staff recommends that City Council reject the sole bid for the Fire Station 1 Seismic Retrofit Project, Project No. PW 15-23A. Staff will evaluate the best approach to secure a new bid for the seismic retrofit works and anticipates returning to City Council in the near future with a recommendation for awarding this project.
AGENDA DESCRIPTION:
(Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Recommendation to waive first reading and introduce 17 ordinances:
   a. Adopting 2016 California Building Code, (Vol. I and II) w/ amendments,
   b. Adopting 2016 California Residential Code with amendments,
   c. Adopting 2016 California Electrical Code,
   d. Adopting 2016 California Mechanical Code with amendments,
   e. Adopting 2016 California Plumbing Code with amendments,
   f. Adopting 2016 California Energy Code,
   g. Adopting 2015 International Property Maintenance Code with amendments,
   h. Adopting 2015 International Pool and Spa Code with amendments,
   i. Adopting 2016 California Fire Code with amendments,
   j. Adopting 2016 California Existing Building Code with amendments,
   k. Adopting 2016 California Green Building Standards Code with amendments,
   l. Re-numbering 1997 Abatement of Dangerous Building Ordinance,
   m. Adopting Post Disaster Assessment Ordinance,
   n. Re-numbering 1997 Uniform Housing Code,
   o. Re-numbering Earthquake Hazard Reduction Ordinance with amendments and adopting Appendix V Voluntary Seismic Retrofit,
   q. Adopting El Segundo Security Code;
2. Set a public hearing for second reading and adoption of the ordinances for November 15, 2016; and/or
3. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Adopting 2016 California Building Code, (Vol. I and II) w/ amendments,
2. Adopting 2016 California Residential Code with amendments,
3. Adopting 2016 California Electrical Code,
4. Adopting 2016 California Mechanical Code with amendments,
5. Adopting 2016 California Plumbing Code with amendments,
6. Adopting 2016 California Energy Code,
7. Adopting 2015 International Property Maintenance Code with amendments,
8. Adopting 2015 International Pool and Spa Code with amendments,
9. Adopting 2016 California Fire Code with amendments,
10. Adopting 2016 California Existing Building Code with amendments,
11. Adopting 2016 California Green Building Standards Code with amendments,
12. Re-numbering 1997 Abatement of Dangerous Building Ordinance with amendments,
13. Adopting Post Disaster Assessment Ordinance,
14. Re-numbering 1997 Uniform Housing Code,
15. Re-numbering Earthquake Hazard Reduction Ordinance with amendments and adopting Appendix V Voluntary Seismic Retrofit,

FISCAL IMPACT: N/A

Amount Budgeted: N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Lukas Quach, Building Safety Manager
Susan Yuzuki, Senior Plan Check Engineer
James Carver, Fire Marshal
Laurie Risk, Crime Prevention

REVIEWED BY: Sam Lee, Director of Planning and Building Safety
Chris Donovan, Fire Chief
Mitch Tavera, Police Chief

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

Every three years, local governments must adopt the most recent editions of the model codes related to construction. The construction codes include: the Building, Plumbing, Mechanical, Electrical, Fire, Energy, Residential and Green Building codes. If the City Council approves the Ordinances, then the most recent editions of the construction codes with local amendments will be in effect with the City of El Segundo on January 1, 2017 as required by State law.

I. Background

The State’s Health & Safety Code Section 17958 mandates that the California Building Standards Commission adopt and publish the California Building Standards Code (Title 24 California Code of Regulations) every three (3) years and local governments are required to enforce the State Code after 180 days of the code’s publication by the state.
The following codes are proposed for adoption by reference with amendments. If adopted, these codes will replace the prior editions of the model codes in the El Segundo Municipal Code Title 13.

- 2016 California Building Code
- 2016 California Residential Code
- 2016 California Electrical Code
- 2016 California Mechanical Code
- 2016 California Plumbing Code
- 2016 California Energy Code
- 2015 International Property Maintenance Code
- 2015 International Swimming Pool and Spa Code
- 2016 California Fire Code
- 2016 California Existing Building Code
- 2016 California Green Building Standards Code
- 2015 Uniform Solar Energy and Hydronics Code
- Post Disaster Assessment Ordinance

In addition, to ease the public’s use of the codes, staff is proposing ordinances that will simply re-number the following existing Chapters of Title 13 to be more aligned with the CCR Title 24 State model code:

- 1997 Abatement of Dangerous Building Code
- 1997 Uniform Housing Code
- Earthquake Hazard Reduction Ordinance

**Proposed Amendments to the State Model Codes**

The State Building Standards Code provides the minimum construction standards. Under the state law, local jurisdictions are permitted to make amendments to the State Code if there are local conditions that make it reasonably necessary because of local climatic, geological or topographical conditions. Both the Building Safety Division and the Fire Department staff are proposing amendments to the California Building, Residential, Plumbing, Mechanical and Fire Codes. The amendments will affect construction of new buildings and additions to existing buildings and are not retroactive to existing buildings. Staff is recommending amendments to the Building, Residential, Plumbing, Mechanical, Existing Building, California Green Building Standards, Uniform Housing, International Property Maintenance, International Swimming Pool and Spa, Abatement of Dangerous Building, and Fire codes be adopted to protect the welfare of the occupants and to ensure the economic viability of the community.

**The Need for Building and Residential Code Amendments**

The City of El Segundo is within the greater Los Angeles region which is a densely populated area having buildings and structures constructed over and near a vast array of seismic fault systems capable of producing major earthquakes, including but not limited to the 1994 Northridge Earthquake which resulted in over 60 deaths, left more than 25,000 people homeless and caused approximately $40 billion in economic loss. The amendments in the Building and
Residential codes were first adopted and have been in the City of El Segundo Municipal Code since 1997. The amendments emphasize the need for seismic-force-resisting elements and therefore the need to be incorporated into the code to assure that new building structures, additions, or alterations are designed and constructed in accordance with the scope and objectives of the most recent California Building Code and local geological conditions. These amendments have been adopted by the Los Angeles Regional Uniform Code Program and have been incorporated in many of the Los Angeles County cities.

Additionally, voluntary earthquake mitigation standards have been incorporated in the new Building code. If adopted, building owners will have an option to use a city approved earthquake mitigation methodology to seismically upgrade their older buildings to a nationally recognized standard that will not only result in a more earthquake resistant building, but may mean lower insurance rates for our residents and business owners.

The Need for Fire Code Amendments

These amendments provide the continuation of requirements for mid-rise buildings (4 stories to 75 feet) in height, water supply, fire department access, and general fire safety requirements that are not addressed in the 2016 California Fire Code. The mid-rise amendments will only affect new construction and are not retroactive to existing buildings. Also continuing amendments this year are standards for Temporary Haunted Houses, Ghost Walks, and Similar Amusement Uses.

The model building and fire codes provide special language for the construction of buildings over 75 feet in height. To safeguard the well-being of the building occupants in mid-rise buildings, in the 1990’s, the City Council passed an ordinance that lowered the high-rise requirement to 55 feet. Since adopting this requirement, the fire department has seen proposals for buildings less than 55 feet; these building were proposed due to costs to comply with the high rise requirements. In 2002, a code analysis was performed for those high rise requirements based on occupant safety, and the need to assist firefighters during a fire incident. As a result, the threshold for these additional safety standards was changed to apply to buildings of 4 stories to 75 feet in height.

Justification of Local Amendments

The Building Safety Division and the Fire Department are recommending that the above changes and modifications be made to the respective Codes and are advising that amendments are reasonably necessary due to local conditions in the City of El Segundo. Other modifications are of an administrative or procedural nature and concern themselves with subjects that are not covered by the Codes or are reasonably necessary to safeguard life and property within the City of El Segundo.

The Building Safety Division also took this opportunity to renumber the Chapters of Title 13 to be more aligned with the CCR Title 24 State model code for ease of use. The Residential Noise Insulation Standards section is relocated to corresponding sections in the CRC and the CBC. The amendment also include provisions to form an Access Board of Appeals to facilitate some of the ADA/accessibility related challenges. The El Segundo Security Code is also incorporated into Title 13 of the City of El Segundo Municipal Code to provide the public with the information for public safety in the development process.
State law requires ordinances adopting the uniform codes to have first and second readings, as do other ordinances, but to be adopted after a public hearing, set by the City Council, held on the same date as the second reading (adoption). Thus, staff recommends that the City Council set a public hearing for the second reading of the ordinances at its November 15, 2016 meeting.

II. Environmental Assessment

The adoption of these ordinances are exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “State CEQA Guidelines”) because they consist only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore do not have the potential to cause significant effects on the environment. In addition, the adoption of these ordinances is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

III. Recommendation

If the City Council introduces the Ordinances for first reading, the ordinances will be brought back for second reading and a public hearing on November 15, 2016. If adopted, the most recent editions of the Construction Codes with the applicable amendments will be in effect within the City of El Segundo on January 1, 2017 as required by State law.
ATTACHMENT 1
DRAFT ORDINANCE
Adopting 2016 California Building Code, (Vol. I and II) w/ amendments
ORDINANCE NO. ________

AN ORDINANCE ADOPTING THE CALIFORNIA BUILDING CODE, 2016 EDITION ("CBC") AND AMENDING THE CBC BASED UPON LOCAL CLIMATIC, TOPOGRAPHICAL, AND GEOLOGICAL CONDITIONS; AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH CHANGES.

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on ______________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing;

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the California Building Code ("CBC") with the changes set forth in this Ordinance;

F. Pursuant to the requirements of Health and Safety Code § 17958.7, the City Council finds that there are local geological conditions justifying the CBC amendments set forth below;

G. The City of El Segundo and the greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes including, without limitation, to the 1994 Northridge Earthquake. The proposed modifications emphasize that the design concern is for seismic-force-resisting elements and therefore need to be incorporated into the CBC to ensure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the International Building Code. Experts predict a major earthquake in Southern California within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection of building occupants since a multitude of fires may result from breakage of gas and electric lines because of an
earthquake. After due consideration, the City Council finds and determines that due to local climatic, geological, or topographical conditions, the structural and fire protection amendments to the 2016 CBC are necessary to give buildings a reasonable degree of structural integrity and fire life safety to help protect public health and safety in the event of a seismic event;

H. Additional amendments have been made to Codes are found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City;

I. The specific amendments of the CBC that fulfill these requirements are:

1. Amend CBC Section 105.1 Permit required
2. Amend CBC Section 105.2 Work exempt from permit
3. Amend CBC Section 105.3.2 Expiration of Plan Check
4. Amend CBC Section 105.5 Expiration of Permits
5. Add CBC Section 105.8 Responsibility of permittee
6. Amend CBC Section 109.4 Work commencing before permit issuance.
7. Add CBC Section 109.6.1 Plan Check fee refund
8. Add CBC Section 109.1.2 Permit fee refund
9. Add CBC Section 109.7 Re-inspections
10. Add CBC Section 110.1.1 Survey certification
11. Amend CBC Section 113.3 Building Board of Appeals
12. Add CBC Section 113.4 Access Board of Appeals
13. Add CBC Section 1207.6 Residential Noise Insulation Standards
14. Amend CBC Section 1507.3.1 Deck Requirements
15. Add CBC Section 1613.5.2 Structural Separation
16. Add CBC Section 1613.5.3 Values for Vertical Combinations
17. Add CBC Section 1613.5.4 Wood Diaphragms
18. Add CBC Section 1613.5.5 Maximum $S_{DS}$ Value in Determination of $C_s$ and $E_v$
19. Add CBC Section 1613.7 Seismic Design Provisions for Hillside Buildings
20. Add CBC Section 1613.8 Suspended Ceilings
21. Amend CBC Section 1704.6 Structural Observations
22. Amend CBC Section 1704.6.1 Structural Observations Seismic Resistance
23. Amend CBC Section 1705.3 Special Inspections for Concrete Construction
24. Amend CBC Section 1705.12 Special Inspections for Seismic Resistance
25. Amend CBC Section 1807.1.4 Permanent Wood Foundation System
26. Amend CBC Section 1807.1.6 Prescriptive Design of Concrete and Masonry Foundation Walls
27. Amend CBC Section 1809.3 Stepped Footings
28. Amend CBC Section 1809.7 and Table 1809.7 Prescriptive Footings for Light Frame Construction
29. Amend CBC Section 1809.12 Timber Footings
30. Amend CBC Section 1810.3.2.4 Timber
31. Amend CBC Section 1905.1.7 Minimum Reinforcement
32. Amend CBC Section 1905.1 and Add Sections 1905.1.9 thru 19.05.1.11 Reinforcement
33. Amend CBC Section 2304.10.1 Fastener Requirement
34. Amend CBC Section 2304.12.5 Wood Retaining Walls
35. Add CBC Section 2305.4 Quality of Nails
36. Add CBC Section 2305.5 Hold-down Connectors
37. Amend CBC Section 2306.2 Wood-Frame Diaphragms
38. Amend CBC Section 2306.3 Wood-Frame Shear Walls
39. Add CBC Section 2307.2 Wood-Frame Shear Walls
40. Amend CBC Table 2308.6.1 Wall Bracing Requirements

41. Amend CBC Sections 2308.6.5, Figure 2308.6.5.1 and Figure 2308.6.5.2 Alternative Bracing

42. Amend CBC Section 2308.6.8.1 Foundation Requirements

43. Amend CBC Section 2308.6.9 Attachment of Sheathing

44. Add CBC Section J101.3 Hazards

45. Add CBC Section J101.4 Safety Precautions

46. Add CBC Section J101.5 Protection of Utilities

47. Add CBC Section J101.6 Protection of Adjacent Properties

48. Add CBC Section J101.7 Storm water control measures

49. Add CBC Section J101.8 Conditions of approval

50. Add CBC Section J101.9 Rules and regulations

51. Amend CBC Section J103.2 Exemptions.

52. Add CBC Section J103.3 Permit issuance

53. Add CBC Section J103.4 Grading fees

54. Add CBC Section J104.2.1 Grading Designation

55. Add CBC Section J104.2.2 Regular grading requirements

56. Add CBC Section J104.2.3 Engineered grading requirements

57. Add CBC Section J109.5 Disposal

58. Add CBC Section J113.1 General

59. Add CBC Section J113.2 Storm water pollution prevention plan (SWPPP)

60. Add CBC Section J113.3 Wet weather erosion control plans (WWECP)
SECTION 2: Title 13, Chapter 1 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

"CHAPTER 1
BUILDING CODE

Section 13-1-1: ADOPTION OF CALIFORNIA BUILDING CODE, 2016 EDITION.

Pursuant to California Government Code Section 50022.2, the California Building Code, 2016 Edition, published at Title 24, Part 2, of the California Code of Regulations, including Appendices F, H, I, and J ("CBC") is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CBC, is on file in the office of the Building Official and is available for public inspection as required by law.

Section 13-1-2: AMENDMENTS TO THE CODE.

Section 105.1 of Chapter 1 of the CBC is amended to read as follows:

105.1 Permit Required.
Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Parking lots shall not be paved, improved, striped, or restriped unless a separate permit for each parking lot has first been obtained from the building official.

Exception: A separate permit shall not be required to pave, improve, stripe, or restripe a parking lot when such work is included in the scope of another project for which a building permit has been issued and when the design of such parking lot was included in the plan check review of such project.

Subsection 14 is added to § 105.2 of Chapter 1 of the CBC as follows:

105.2 Work exempt from permit.
Building:

14. Block wall and concrete fences not over 3 feet 6 inches high.

Section 105.3.2 of Chapter 1 of the CBC is amended to read as follows:
105.3.2 Expiration of Plan Check.
An application for a permit for any proposed work is deemed abandoned 12 months after the application date. Unless otherwise provided, after expiration of the application, the City will not issue a permit until the plans are rechecked and approved and a new fee is paid.

Exception: The Building Official may grant extensions of time for additional periods not exceeding 90 days each if a permit applicant submits in writing sufficient evidence that unusual conditions or circumstances precluded the securing of the permit within the allocated time.

Section 105.5 of Chapter 1 of the CBC is amended to read as follows:

105.5 Expiration of Permits.
Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Work shall be considered suspended or abandoned if the building official determines that substantial work has not been performed within the time specified above. Substantial work shall be constructed to mean:

1. Measurable work such as, but not limited to, the addition of footings, structural members, flooring, wall covering, etc.
2. The work mentioned in subsection 1 of this Section 105.5 above must constitute 20% of the value of the work for which the permit was issued in any 180 day period for Group R, Division 3 occupancies and 10% for all other occupancies.

Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new permit fee and may be required to comply with all applicable new regulations at the time of issuance. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Except as otherwise provided, every permit issued by the City is valid for a period of three (3) years.

Exception: The Building Official may grant extensions of time if a permit applicant submits in writing sufficient evidence that unusual conditions or circumstances precluded from the work being completed. An extension of time may require conditions of approval and additional fees.
Section 105.8 Chapter 1 of the CBC is added to read as follows:

105.8 Responsibility of permittee.
Building permits shall be presumed by the city to incorporate all of the work that the applicant, the applicant’s agent, employees and/or contractors shall carry out. Said proposed work shall be in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto. No city approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code nor shall any vested rights be created for any work performed in violation of this code.

Section 109.4 of Chapter 1 of the CBC is amended to read as follows:

109.4 Work commencing before permit issuance.
Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee in addition to the normally established permit fee, equal to 100% of such normally established permit fee, or as otherwise determined by the building official.

Section 109.6.1 of Chapter 1 of the CBC is added to read as follows:

109.6.1 Plan check fees refund.
No portion of the plan check fee shall be refunded unless plan review has not been performed, in which case 80 percent of the plan check fee shall be refunded upon written application for refund submitted by the person who made original payment of such fee and with the written consent of the owner of the real property on which the work was proposed to be done. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 180 days have elapsed from the date of the submittal for plan check, no plan check fees shall be refunded. In the event subsequent application for plan check is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Section 109.6.2 of Chapter 1 of the CBC is added to read as follows:

109.6.2 Permit fees refund.
In the event any person shall have obtained a building permit and no portion of the work or construction covered by such permit shall have commenced, nor any inspection performed by any City employee, and notice of abandonment has been received from the owner of the real property on which such work would have been performed, the permittee, upon presentation to the Building Official of a written request for refund, shall be entitled to a refund in an amount equal to 80 percent
of the building permit fee actually paid for such permit. The Building Official shall
determine, in such official's discretion, whether an applicant is qualified to receive
a refund. After 180 days have elapsed from the date of the issuance of the permit,
no permit fees shall be refunded. In the event subsequent application for a permit
is made by a person who has received a refund, the full amount of all required fees
shall be paid as elsewhere provided in this chapter.

   Exception:
   1. If a permit has been issued for a project located in an area outside the
      jurisdiction of the City, 100 percent of the permit and plan checking fee may
      be refunded.

   2. If a duplicate permit has been erroneously issued, 100 percent of the
duplicated permit and plan checking fee may be refunded.

Section 109.7 of Chapter 1 of the CBC is added to read as follows:

109.7 Re-inspections.
A re-inspection fee in the amount set by City Council resolution may be assessed
for each inspection or re-inspection when such portion of work for which inspection
is called is incomplete or when required corrections are not made. This section is
not to be interpreted as requiring re-inspection fees the first time a job is rejected
for failure to comply with the requirements of this code, but as controlling the
practice of calling for inspections before the job is ready for such inspection or re-
inspection. Re-inspection fees may be assessed when the inspection record card
is not posted or otherwise available on the work site, the approved plans are not
readily available to the inspector, for failure to provide access on the date for which
inspection is requested, or for deviating from plans requiring the approval of the
building official. In instances where re-inspection fees have been assessed, no
additional inspection of the work will be performed until required fees have been
paid.

Section 110.1.1 of Chapter 1 of the CBC is added to read as follows:

110.1.1 Setback Certification required.
A California State licensed surveyor is required to certify the location and setbacks
of all new construction prior to the first foundation inspection. A copy of the
certification shall be available to the Building Division inspector for the job file prior
to the first inspection.

   Exception: Wherever there are practical difficulties involved in carrying out
the provisions of this section, the Building Official shall have the authority to
grant modifications for individual cases.

Section 113.3 of Chapter 1 of the CBC is amended to read as follows:
113.3 Board of Appeals.
The board of appeals consists of members of the Planning Commission. The term of a board of appeals member will coincide with the term of service as a Planning Commissioner and will terminate should the member cease serving as a Planning Commissioner. The building official is the secretary to the board. The board may adopt reasonable rules and regulations for conducting its investigations and will render all its decisions and findings on contested matters, in writing to the building official, with a duplicate copy for any appellant or contestant affected by such decision or finding, and may recommend to the city council appropriate new legislation.

Three members of the board constitute a quorum. The Planning Chairperson is the board's chairperson and in the chairperson's absence the board will select a temporary chairperson.

The city will assess a $250.00 charge, or a higher amount set by resolution, at the time that an appellant file appeal of any order, decisions, or determination made by the building official relative to the application and interpretation of this code. The filing fee is refundable should the appellant prevail in a decision by the board. The appeal must be taken by filing a written notice of appeal, in letterform, to the board of appeals. The board's decision constitutes the city's final decision.

Section 113.4 of Chapter 1 of the CBC is added to read as follows:

113.4 Access Board of Appeals.

A. There shall be a Disability Access Board of Appeals (“Access Board of Appeals”) to consist of five members. Each member shall be appointed and hold office in accordance with procedures established by resolution of the City Council. Three of the five members shall be members of the Building Board of Appeals, and shall be co-appointed by the City Council to be a member of the Building Board of Appeals and the Access Board of Appeals. Two of the five members shall be “physically handicapped persons” (as defined by California Health and Safety Code Section 19957.5).

B. The Access Board of Appeals shall be considered a “standing committee” with a continuing subject matter jurisdiction. Thus, the Access Board of Appeals shall be subject to the requirements of the Brown Act (California Government Code Section 54950 et seq.); however, the Access Board of Appeals shall have no regular meetings, and all meetings shall be special meetings noticed pursuant to California Government Code Section 54956. The Access Board of Appeals shall conduct its meetings in accordance with procedures established by resolution of the City Council.
The Access Board of Appeals may establish its own rules of procedure or by-laws consistent with City Council resolutions and ordinances.

C. Any person aggrieved by a determination made by the Building Official or Fire Code Official in administering or enforcing the portions of this chapter related to access to “public accommodations or facilities” (pursuant to California Health and Safety Code Section 19955, et seq.) may appeal the determination to the Access Board of Appeals. The appeal shall be filed with the Building Official no later than 10 days after receipt of written notice of the determination and the appeal provisions of this section. Upon receipt of an appeal by the Building Official, a hearing shall be scheduled before the Access Board of Appeals. The Access Board of Appeals shall consider relevant evidence presented at the hearing, and shall render a final written decision within a reasonably prompt time after conducting the hearing. The authority of the Access Board of Appeals to render a written decision shall be limited to the scope of authority of the Building Official, and the Access Board of Appeals shall have no authority to waive a requirement of this chapter.

D. Any person aggrieved by a decision of the Access Board of Appeals may request an administrative hearing within 10 days of the issuance of the final written decision. Any such request shall be made and heard in the same manner as an administrative hearing related to an administrative citation, in accordance with City of El Segundo Municipal Code.

E. Failure to timely request an appeal to the Access Board of Appeals (pursuant to subsection C), or to an administrative hearing officer (pursuant to subsection D) constitutes a waiver of the hearing and a failure to exhaust administrative remedies.

F. Unless otherwise designated by the City Manager, the Building Official shall be the principal city staff liaison to the Access Board of Appeals, and the Building Official shall appoint a secretary to the Access Board of Appeals to comply with all procedural requirements related to the Brown Act.

G. The Building Official may request a special meeting of the Access Board of Appeals in order to request advisory comments from the Access Board of Appeals regarding issues related to this chapter, such as the potential adoption of new codes, proposed code changes, or alternate methods and materials.

Section 1207.6 is added to Chapter 12 of the 2016 Edition of the California Building Code to read as follows:
1207.6: RESIDENTIAL NOISE INSULATION STANDARDS (Airport Noise Sources)

1207.6.01 Noise Insulation Requirements for New Construction.

1207.6.02 Purpose and Scope. The purpose of this section is to establish minimum noise insulation performance standards for new residential dwelling units and additions of habitable rooms to existing residential dwelling units to protect public health, safety, and welfare from the effects of excessive noise, including without limitation, indoor quality of life, speech interference, and sleep disruption.

1207.6.03 Applicability. This section applies to all newly constructed residences and habitable room additions to existing residences.

1207.6.04 Definitions. For purposes of this section, the following words must have the following meaning:

"Community Noise Equivalent Level (CNEL)" means the noise measure defined in 21 Code of California Regulations § 5001(d), and any successor regulation or amendment.

"Habitable Room" means a room that is a space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, garages, and similar areas are not considered habitable space.

"LAX" means Los Angeles International Airport.

"Noise Impact Boundary for LAX" means the area around LAX as defined in 21 California code of regulations § 5001(1), and any successor regulation or amendment. The city's building safety department must at all times maintain a current map of the noise impact boundary. The latest published map by LAWA located at the Building Safety Counter shall be used as the basis for determination.

"Residence" means any occupancy group R building as used in El Segundo title 13 of the El Segundo municipal code.

1207.6.05: Standards.
Any new residence or addition of one or more habitable rooms to an existing residence that is within the noise impact boundary for LAX must be designed to ensure that internal noise levels due to LAX do not exceed 45 dB CNEL. This standard may be satisfied in two ways: (1) by performing the acoustical analysis described in section 1207.6.06, below, or (2) by employing the prescribed construction methods described in section 1207.6.07, below.

1207.6.06: Acoustical Analysis.
A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise
insulation performance standards established in this section if it includes an acoustical analysis demonstrating that the proposed design will ensure that internal noise levels due to LAX aircraft noise will not exceed 45 dB CNEL. The acoustical analysis shall be proven to meet the standard by providing post-construction/pre-occupancy acoustic measurement to verify compliance with the 45 dB CNEL standard. The Building Official has the discretion to implement policies that meet the intent of this code section.

A. The acoustical analysis must be prepared by a person experienced in the field of acoustical engineering. The analysis must consider and include: the topographical relationship between LAX aircraft noise sources and the dwelling site, the characteristics of those noise sources, predicted noise spectra and levels at the exterior of the dwelling site, the basis for this prediction (measured or obtained from published data), the noise insulation measures to be employed, and the effectiveness of the proposed noise insulation measures.

B. If the interior allowable noise levels are to be met by requiring that windows be unopenable or closed, the design for the structure must also specify a ventilation or air-conditioning system to provide a habitable interior environment, having at least 2 air exchanges per hour for the affected rooms. The ventilation system must not compromise the interior room noise reduction.

1207.6.07 Prescribed Construction Methods.
A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if the design incorporates the following construction methods.

Construction Methods in the 70 dB CNEL and Greater Noise Zone

1207.6.08 Exterior Walls.

New walls that form the exterior portion of habitable rooms must be constructed as follows:

A. Studs must be at least 4 inches in nominal depth.

B. Exterior finish must be stucco, minimum 7/8-inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over 1/2-inch minimum solid sheathing.

C. Masonry walls with a surface weight of less than 40 pounds per square foot must require an interior supporting stud-wall that is finished with at least 5/8-inch thick gypsum wall board or plaster.
D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space.

E. Exterior solid sheathing must be covered with overlapping asphalt felt.

F. Interior wall finish must be at least $\frac{5}{8}$-inch thick gypsum wall board or plaster.

1207.6.09 Exterior Windows.
A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 40 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.

B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must:

1. Have a sound transmission class rating of at least STC 40 dB, or

2. Must be $\frac{5}{8}$-inch laminated glass with STC rating of 40 dB and must be set in non-hardening glazing materials, or

3. Must be glass block at least 3½ inches thick.

C. The total areas of glazing in rooms used for sleeping must not exceed 20% of the wall area.

1207.6.10 Exterior Doors.
A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 40 dB.

B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 35 dB.

C. Sliding glass doors in habitable rooms must not be allowed in walls that are directly exposed to aircraft noise. Sliding glass doors in walls that are not directly exposed must have an STC rating of at least 40 dB.

D. Access doors from attached garage to the interior of a residence must have an STC rating of at least 30 dB.

1207.6.11 Roof/Ceiling Construction.
A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum $\frac{1}{2}$-inch solid sheathing and any roof
covering allowed by this code.

B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.

C. Attic ventilation must be:

1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or

2. Noise control louver vents, or

3. Eave vents that are located under the eave overhang.

4. Ceilings must be finished with gypsum board or plaster that is at least 5/8-inch thick. Ceiling materials must be mounted on resilient channels.

5. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line or at any point that provides at least a 4-inch space between the skylight glazing and the secondary glazing and must be glazed with at least 3/16-inch plastic or laminated glass. The weather-side skylight must be any type that is permitted by the building code. The size of skylights must be no more than 20 percent of the roof area of the room.

1207.6.12 Ventilation.

A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of this code in each habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.

B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

1207.6.13 Fireplaces.
Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.
1207.6.14 Wall And Ceiling Openings.
Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited unless access panels, pet doors, mail delivery drops, air-conditioning, or other openings are designed to maintain the 45 dB CNEL (or less) standard in the room to which they provide access.

Construction Methods In The 65 dB CNEL To 70 dB CNEL Noise Zone

1207.6.15 Exterior Walls.
New walls that form the exterior portion of habitable rooms must be constructed as follows:

A. Studs must be at least 4 inches in nominal depth.

B. Exterior finish must be stucco, minimum 7/8-inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over 1/2-inch solid sheathing.

C. Masonry walls with a surface weight of less than 40 pounds per square foot will require an interior studwall that is finished with at least 5/8-inch thick gypsum wallboard or plaster.

D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space.

E. Exterior solid sheathing must be covered with overlapping asphalt felt.

F. Interior wall finish must be at least 5/8-inch thick gypsum wallboard or plaster.

1207.6.16 Exterior Windows.

A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 35 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.

B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must be at least 1/4-inch thick and must be set in non-hardening glazing materials.

C. The total area of glazing in rooms used for sleeping must not exceed 20% of the floor area.

1207.6.17 Exterior Doors.
A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least \[ \text{STC} \geq 35 \text{ dB}. \]

B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of \( 30 \text{ dB} \).

C. Sliding glass doors in habitable rooms must have glass that is \( \frac{1}{4} \)-inch thick.

D. Access doors from a garage to a habitable room must have an STC rating of at least \( 30 \text{ dB} \).

1207.6.18 Roof/Ceiling Construction.

A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum \( \frac{1}{2} \)-inch solid sheathing and any roof covering allowed by this code.

B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.

C. Attic ventilation must be:

1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or

2. Noise control louver vents, or

3. Eave vents that are located under the eave overhang.

D. Ceilings must be finished with gypsum board or plaster that is at least \( \frac{5}{8} \)-inch thick.

E. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line and must be glazed with at least \( \frac{3}{16} \)-inch plastic, tempered or laminated glass.
The weather-side skylight must be any type that is permitted by the building code.

1207.6.19 Floors.
The floor of the lowest habitable rooms must be concrete slab on grade or wood framed floors.

1207.6.20 Ventilation.
A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of at least 2 air exchanges in each affected habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.

B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

1207.6.21 Fireplaces.
Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

1207.6.22 Wall and Ceiling Openings.
Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air-conditioning, or other openings must be designed to maintain the 45 dB CNEL or less standard in the room to which they provide access.

Section 1507.3.1 of the 2016 CBC is amended to read as follows:

1507.3.1 Deck requirements.
Concrete and clay tile shall be installed only over solid-structural sheathing boards.

Section 1613.5.2 is added to Chapter 16 of the 2016 CBC to read as follows:

1613.5.2 Structural Separation.
Modify ASCE 7 Section 12.12.3 Equation 12.12-1 as follows:

\[ \delta_M = \frac{C_d \delta_{\text{max}}}{I_{xy}} \]  \hspace{1cm} (12-12-1)
Section 1613.5.3 is added to Chapter 16 of the 2016 CBC to read as follows:

1613.5.3 Values for Vertical Combinations.
Modify ASCE 7 Section 12.2.3.1 Exception 3 as follows:

3. Detached one- and two-family dwellings up to two stories in height of light frame construction.

Section 1613.5.4 is added to Chapter 16 of the 2016 CBC to read as follows:

1613.5.4 Wood Diaphragms.
Modify ASCE 7 Section 12.11.2.2.3 as follows:

12.11.2.2.3 Wood Diaphragms.
In wood diaphragms, the continuous ties shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toe nails or nails subject to withdrawal nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective as providing ties or struts required by this section.

For structures assigned to Seismic Design Category D, E or F, wood diaphragms supporting concrete or masonry walls shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form subdiaphragms to transmit the anchorage forces to the main continuous crossties.

2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75% of the maximum diaphragm shear.

Section 1613.5.5 is added to Chapter 16 of the 2016 CBC to read as follows:

1613.5.5 Maximum $S_{DS}$ Value in Determination of $C_s$ and $E_v$.
Modify ASCE 7 Section 12.8.1.3 as follows:

12.8.1.3 Maximum $S_{DS}$ Value in Determination of $C_s$ and $E_v$.
The value of $C_s$ and $E_v$ are permitted to be calculated using a value of $S_{DS}$ equal to 1.0 but not less than 70% of $S_{DS}$ as defined in Section 11.4.4, provided that all of the following criteria are met:
1. The structure does not have irregularities, as defined in Section 12.3.2;
2. The structure does not exceed five stories above the lower of the base or grade plane as defined in Section 11.2, and, where present, each mezzanine level shall be considered a story for the purpose of this limit;
3. The structure has a fundamental period, T, that does not exceed 0.5 seconds, as determined using Section 12.8.2;
4. The structure meets the requirements necessary for the redundancy factor, \( \rho \), to be permitted to be taken as 1.0, in accordance with Section 12.3.4.2;
5. The site soil properties are not classified as Site Classes E or F, as defined in Section 11.4.2; and
6. The structure is classified as Risk Category I or II, as defined in Section 1.5.1.
Section 1613.7 is added to Chapter 16 of the 2016 CBC to read as follows:

1613.7 Seismic Design Provisions for Hillside Buildings.

1613.7.1 Purpose.
The purpose of this section is to establish minimum regulations for the design and construction of new buildings and additions to existing buildings when constructing such buildings on or into slopes steeper than one unit vertical in three units horizontal (33.3%). These regulations establish minimum standards for seismic force resistance to reduce the risk of injury or loss of life in the event of earthquakes.

1613.7.2 Scope.
The provisions of this section shall apply to the design of the lateral-force-resisting system for hillside buildings at and below the base level diaphragm. The design of the lateral-force-resisting system above the base level diaphragm shall be in accordance with the provisions for seismic and wind design as required elsewhere in this division.

Exception: Non-habitable accessory buildings and decks not supporting or supported from the main building are exempt from these regulations.

1613.7.3 Definitions.
For the purposes of this section certain terms are defined as follows:

BASE LEVEL DIAPHRAGM is the floor at, or closest to, the top of the highest level of the foundation.

DIAPHRAGM ANCHORS are assemblies that connect a diaphragm to the adjacent foundation at the uphill diaphragm edge.

DOWNHILL DIRECTION is the descending direction of the slope approximately perpendicular to the slope contours.

FOUNDATION is concrete or masonry which supports a building, including footings, stem walls, retaining walls, and grade beams.

FOUNDATION EXTENDING IN THE DOWNHILL DIRECTION is a foundation running downhill and approximately perpendicular to the uphill foundation.

HILLSIDE BUILDING is any building or portion thereof constructed on or into a slope steeper than one unit vertical in three units horizontal (33.3%). If only a portion of the building is supported on or into the slope, these regulations apply to the entire building.
PRIMARY ANCHORS are diaphragm anchors designed for and providing a direct connection as described in Sections 1613.7.5 and 1613.7.7.3 between the diaphragm and the uphill foundation.

SECONDARY ANCHORS are diaphragm anchors designed for and providing a redundant diaphragm to foundation connection, as described in Sections 1613.7.6 and 1613.7.7.4.

UPHILL DIAPHRAGM EDGE is the edge of the diaphragm adjacent and closest to the highest ground level at the perimeter of the diaphragm.

UPHILL FOUNDATION is the foundation parallel and closest to the uphill diaphragm edge.

1613.7.4 Analysis and Design.

1613.7.4.1 General.
Every hillside building within the scope of this section shall be analyzed, designed, and constructed in accordance with the provisions of this division. When the code-prescribed wind design produces greater effects, the wind design shall govern, but detailing requirements and limitations prescribed in this and referenced sections shall be followed.

1613.7.4.2 Base Level Diaphragm-Downhill Direction.
The following provisions shall apply to the seismic analysis and design of the connections for the base level diaphragm in the downhill direction.

1613.7.4.2.1 Base for Lateral Force Design Defined.
For seismic forces acting in the downhill direction, the base of the building shall be the floor at or closest to the top of the highest level of the foundation.

1613.7.4.2.2 Base Shear.
In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems. The total base shear shall include the forces tributary to the base level diaphragm including forces from the base level diaphragm.

1613.7.5 Base Shear Resistance-Primary Anchors.

1613.7.5.1 General.
The base shear in the downhill direction shall be resisted through primary anchors from diaphragm struts provided in the base level diaphragm to the foundation.
1613.7.5.2 Location of Primary Anchors.
A primary anchor and diaphragm strut shall be provided in line with each foundation extending in the downhill direction. Primary anchors and diaphragm struts shall also be provided where interior vertical lateral-force-resisting elements occur above and in contact with the base level diaphragm. The spacing of primary anchors and diaphragm struts or collectors shall in no case exceed 30 feet (9144 mm).

1613.7.5.3 Design of Primary Anchors and Diaphragm Struts.
Primary anchors and diaphragm struts shall be designed in accordance with the requirements of Section 1613.7.8.

1613.7.5.4 Limitations.
The following lateral-force-resisting elements shall not be designed to resist seismic forces below the base level diaphragm in the downhill direction:

1. Wood structural panel wall sheathing,
2. Cement plaster and lath,
3. Gypsum wallboard, and
4. Tension only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.1.2 may be used to transfer forces from the primary anchors and diaphragm struts to the foundation provided lateral forces do not induce flexural stresses in any member of the frame or in the diaphragm struts. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.7.6 Base Shear Resistance-Secondary Anchors.

1613.7.6.1 General.
In addition to the primary anchors required by Section 1613.7.5, the base shear in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in the base level diaphragm.

Exception: Secondary anchors are not required where foundations extending in the downhill direction spaced at not more than 30 feet (9144 mm) on center extend up to and are directly connected to the base level diaphragm for at least 70% of the diaphragm depth.

1613.7.6.2 Secondary Anchor Capacity and Spacing.
Secondary anchors at the base level diaphragm shall be designed for a minimum force equal to the base shear, including forces tributary to the base level diaphragm, but not less than 600 pounds per lineal foot (8.76 kN/m) based on Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly
distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet (1219 mm) on center.

1613.7.6.3 Design.
Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.7.8.

1613.7.7 Diaphragms below the Base Level-Downhill Direction.
The following provisions shall apply to the lateral analysis and design of the connections for all diaphragms below the base level diaphragm in the downhill direction.

1613.7.7.1 Diaphragm Defined.
Every floor level below the base level diaphragm shall be designed as a diaphragm.

1613.7.7.2 Design Force.
Each diaphragm below the base level diaphragm shall be designed for all tributary loads at that level using a minimum seismic force factor not less than the base shear coefficient.

1613.7.7.3 Design Force Resistance-Primary Anchors.
The design force described in Section 1613.7.7.2 shall be resisted through primary anchors from diaphragm struts provided in each diaphragm to the foundation. Primary anchors shall be provided and designed in accordance with the requirements and limitations of Section 1613.7.5.

1613.7.7.4 Design Force Resistance-Secondary Anchors.

1613.7.7.4.1 General.
In addition to the primary anchors required in Section 1613.7.7.3, the design force in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in each diaphragm below the base level.

Exception: Secondary anchors are not required where foundations extending in the downhill direction, spaced at not more than 30 feet (9144 mm) on center, extend up to and are directly connected to each diaphragm below the base level for at least 70% of the diaphragm depth.

1613.7.7.4.2 Secondary Anchor Capacity.
Secondary anchors at each diaphragm below the base level diaphragm shall be designed for a minimum force equal to the design force but not less than 300 pounds per lineal foot (4.38 kN/m) based on Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet (1219 mm) on center.
1613.7.7.4.3 Design.
Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.7.8.

1613.7.8 Primary and Secondary Anchorage and Diaphragm Strut Design.
Primary and secondary anchors and diaphragm struts shall be designed in accordance with the following provisions:

1. Fasteners. All bolted fasteners used to develop connections to wood members shall be provided with square plate washers at all bolt heads and nuts. Washers shall be minimum 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Nuts shall be tightened to finger tight plus one half (1/2) wrench turn prior to covering the framing.

2. Fastening. The diaphragm to foundation anchorage shall not be accomplished by the use of toenailing, nails subject to withdrawal, or wood in cross-grain bending or cross-grain tension.

3. Size of Wood Members. Wood diaphragm struts, collectors, and other wood members connected to primary anchors shall not be less than 3 inch (76 mm) nominal width. The effects of eccentricity on wood members shall be evaluated as required per Item 9.

4. Design. Primary and secondary anchorage, including diaphragm struts, splices, and collectors shall be designed for 125% of the tributary force.

5. Allowable Stress Increase. The one-third allowable stress increase permitted under Section 1605.3.2 shall not be taken when the working (allowable) stress design method is used.

6. Steel Element of Structural Wall Anchorage System. The strength design forces for steel elements of the structural wall anchorage system, with the exception of anchor bolts and reinforcing steel, shall be increased by 1.4 times the forces otherwise required.

7. Primary Anchors. The load path for primary anchors and diaphragm struts shall be fully developed into the diaphragm and into the foundation. The foundation must be shown to be adequate to resist the concentrated loads from the primary anchors.

8. Secondary Anchors. The load path for secondary anchors and diaphragm struts shall be fully developed in the diaphragm but need not be developed beyond the connection to the foundation.
9. Symmetry. All lateral force foundation anchorage and diaphragm strut connections shall be symmetrical. Eccentric connections may be permitted when demonstrated by calculation or tests that all components of force have been provided for in the structural analysis or tests.

10. Wood Ledgers. Wood ledgers shall not be used to resist cross-grain bending or cross-grain tension.

1613.7.9 Lateral-Force-Resisting Elements Normal to the Downhill Direction.

1613.7.9.1 General.
In the direction normal to the downhill direction, lateral-force-resisting elements shall be designed in accordance with the requirements of this section.

1613.7.9.2 Base Shear.
In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems.

1613.7.9.3 Vertical Distribution of Seismic Forces. For seismic forces acting normal to the downhill direction the distribution of seismic forces over the height of the building using Section 12.8.3 of ASCE 7 shall be determined using the height measured from the top of the lowest level of the building foundation.

1613.7.9.4 Drift Limitations.
The story drift below the base level diaphragm shall not exceed 0.007 times the story height at strength design force level. The total drift from the base level diaphragm to the top of the foundation shall not exceed 3/4 inch (19 mm). Where the story height or the height from the base level diaphragm to the top of the foundation varies because of a stepped footing or story offset, the height shall be measured from the average height of the top of the foundation. The story drift shall not be reduced by the effect of horizontal diaphragm stiffness.

1613.7.9.5 Distribution of Lateral Forces.

1613.7.9.5.1 General.
The design lateral force shall be distributed to lateral-force-resisting elements of varying heights in accordance with the stiffness of each individual element.

1613.7.9.5.2 Wood Structural Panel Sheathed Walls.
The stiffness of a stepped wood structural panel shear wall may be determined by dividing the wall into adjacent rectangular elements, subject to the same top of wall deflection. Deflections of shear walls may be estimated by AWC SDPWS Section 4.3.2. Sheathing and fastening requirements for the stiffest section shall be used for the entire wall. Each section of wall shall be anchored for shear and uplift at each step. The minimum horizontal length of a step shall be 8 feet (2438 mm) and the maximum vertical height of a step shall be 2 feet 8 inches (813 mm).
1613.7.9.5.3 Reinforced Concrete or Masonry Shear Walls.
Reinforced concrete or masonry shear walls shall have forces distributed in proportion to the rigidity of each section of the wall.

1613.7.9.6 Limitations.
The following lateral force-resisting-elements shall not be designed to resist lateral forces below the base level diaphragm in the direction normal to the downhill direction:

1. Cement plaster and lath,
2. Gypsum wallboard, and
3. Tension-only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.1.2 of this Code may be designed as lateral-force-resisting elements in the direction normal to the downhill direction, provided lateral forces do not induce flexural stresses in any member of the frame. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.7.10 Specific Design Provisions.

1613.7.10.1 Footings and Grade Beams.
All footings and grade beams shall comply with the following:

1. Grade beams shall extend at least 12 inches (305 mm) below the lowest adjacent grade and provide a minimum 24 inch (610 mm) distance horizontally from the bottom outside face of the grade beam to the face of the descending slope.

2. Continuous footings shall be reinforced with at least two No. 4 reinforcing bars at the top and two No. 4 reinforcing bars at the bottom.

3. All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.

4. All concrete stem walls shall extend from the foundation and reinforced as required for concrete or masonry walls.

1613.7.10.2 Protection against Decay and Termites.
All wood to earth separation shall comply with the following:

1. Where a footing or grade beam extends across a descending slope, the stem wall, grade beam, or footing shall extend up to a minimum 18 inches (457 mm) above the highest adjacent grade.
Exception: At paved garage and doorway entrances to the building, the stem wall need only extend to the finished concrete slab, provided the wood framing is protected with a moisture proof barrier.

2. Wood ledgers supporting a vertical load of more than 100 pounds per lineal foot (1.46 kN/m) based on Allowable Stress Design (ASD) levels and located within 48 inches (1219 mm) of adjacent grade are prohibited. Galvanized steel ledgers and anchor bolts, with or without wood nailers, or treated or decay resistant sill plates supported on a concrete or masonry seat, may be used.

1613.7.10.3 Sill Plates.
All sill plates and anchorage shall comply with the following:

1. All wood framed walls, including nonbearing walls, when resting on a footing, foundation, or grade beam stem wall, shall be supported on wood sill plates bearing on a level surface.

2. Power-driven fasteners shall not be used to anchor sill plates except at interior nonbearing walls not designed as shear walls.

1613.7.10.4 Column Base Plate Anchorage.
The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4,000 pounds (17.8 kN) based on Allowable Stress Design (ASD) levels or more and the base plate for a steel column shall comply with the following:

1. When the post or column is supported on a pedestal extending above the top of a footing or grade beam, the pedestal shall be designed and reinforced as required for concrete or masonry columns. The pedestal shall be reinforced with a minimum of four No. 4 bars extending to the bottom of the footing or grade beam. The top of exterior pedestals shall be sloped for positive drainage.

2. The base plate anchor bolts or the embedded portion of the post base, and the vertical reinforcing bars for the pedestal, shall be confined with two No. 4 or three No. 3 ties within the top 5 inches (127 mm) of the concrete or masonry pedestal. The base plate anchor bolts shall be embedded a minimum of 20 bolt diameters into the concrete or masonry pedestal. The base plate anchor bolts and post bases shall be galvanized and each anchor bolt shall have at least 2 galvanized nuts above the base plate.

1613.7.10.5 Steel Beam to Column Supports.
All steel beam to column supports shall be positively braced in each direction. Steel beams shall have stiffener plates installed on each side of the beam web at the
column. The stiffener plates shall be welded to each beam flange and the beam web. Each brace connection or structural member shall consist of at least two 5/8 inch (15.9 mm) diameter machine bolts.
Section 1613.8 is added to Chapter 16 of the 2016 CBC to read as follows:

1613.8 Suspended Ceilings.
Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Section 2506.2.1 of this Code and this section.

1613.8.1 Scope.
This part contains special requirements for suspended ceilings and lighting systems. Provisions of Section 13.5.6 of ASCE 7 shall apply except as modified herein.

1613.8.2 General.
The suspended ceilings and lighting systems shall be limited to 6 feet (1828 mm) below the structural deck unless the lateral bracing is designed by a licensed engineer or architect.

1613.8.3 Sprinkler Heads.
All sprinkler heads (drops) except fire-resistance-rated floor/ceiling or roof/ceiling assembles, shall be designed to allow for free movement of the sprinkler pipes with oversize rings, sleeves or adaptors through the ceiling tile. Sprinkler heads and other penetrations shall have a 2 inch (50mm) oversize ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1 inch (25mm) in all horizontal directions. Alternatively, a swing joint that can accommodate 1 inch (25 mm) of ceiling movement in all horizontal directions is permitted to be provided at the top of the sprinkler head extension.

Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling assembles shall comply with Section 714 of this Code.

1613.8.4 Special Requirements for Means of Egress.
Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions.

1613.8.4.1 General.
Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural deck along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

1613.8.4.2 Assembly Device.
All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot (1219 mm) radius of the exit lights and exit signs.
1613.8.4.3 Emergency Systems.
Independent supports and braces shall be provided for light fixtures required for exit illumination. Power supply for exit illumination shall comply with the requirements of Section 1008.3 of this Code.

1613.8.4.4 Supports for Appendage.
Separate support from the structural deck shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.
Section 1704.6 of the 2016 CBC is amended to read as follows:

**1704.6 Structural Observations.**

Where required by the provisions of Section 1704.6.1 or 1704.6.2, the owner or the owner's authorized agent shall employ a structural observer to perform structural observations. Structural observation does not include or waive the responsibility for the inspections in Section 110 or the special inspections in Section 1705 or other section of this code. The structural observer shall be one of the following individuals:

1. The registered design professional responsible for the structural design, or

2. A registered design professional designated by the registered design professional responsible for the structural design.

Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of structural observations.

The owner or owner's authorized agent shall coordinate and call a preconstruction meeting between the structural observer, contractors, affected subcontractors and special inspectors. The structural observer shall preside over the meeting. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load resisting systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the report submitted to the Building Official.

Observed deficiencies shall be reported in writing to the owner or owner's authorized agent, special inspector, contractor and the Building Official. Upon the form prescribed by the Building Official, the structural observer shall submit to the Building Official a written statement at each significant construction stage stating that the site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved. A final report by the structural observer which states that all observed deficiencies have been resolved is required before acceptance of the work by the Building Official.
Section 1704.6.1 of the 2016 CBC is amended to read as follows:

1704.6.1 Structural observations for seismic resistance.
Structural observations shall be provided for those structures assigned to Seismic Design Category D, E or F, where one or more of the following conditions exist:

1. The structure is classified as Risk Category III or IV in accordance with Table 1604.5.

2. The height of the structure is greater than 75 feet (22860 mm) above the base.

3. The structure is classified as Risk Category I or II in accordance with Table 1604.5, and a lateral design is required for the structure or portion thereof.

Exception: One-story wood framed Group R-3 and Group U Occupancies less than 2,000 square feet in area, provided the adjacent grade is not steeper than 1 unit vertical in 10 units horizontal (10% sloped), assigned to Seismic Design Category D.

4. When so designated by the registered design professional responsible for the structural design.

5. When such observation is specifically required by the building official.
Section 1705.3 of the 2016 CBC is amended to read as follows:

1705.3 Concrete Construction.
The special inspections and tests for concrete construction shall be performed in accordance with this section and Table 1705.3.

Exceptions: Special inspections and tests shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock where the structural design of the footing is based on a specified compressive strength, f'c, no greater than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.

2. Continuous concrete footings supporting walls of buildings three stories or less above grade plane that are fully supported on earth or rock where:
   
   2.1. The footings support walls of light-frame construction;
   
   2.2. The footings are designed in accordance with Table 1809.7; or
   
   2.3. The structural design of the footing is based on a specified compressive strength, f'c, no greater than 2,500 pounds per square inch (psi) (17.2 Mpa), regardless of the compressive strength specified in the construction documents or used in the footing construction.

3. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (1.03 Mpa).

4. Concrete patios, driveways and sidewalks, on grade.
Exception 3 of Section 1705.12 of the 2016 CBC is amended to read as follows:

1705.12 Special inspections for seismic resistance.
Special inspections for seismic resistance shall be required as specified in Sections 1705.12.1 through 1705.12.9, unless exempted by the exceptions of Section 1704.2.

Exception: The special inspections specified in Sections 1705.12.1 through 1705.12.9 are not required for structures designed and constructed in accordance with one of the following:

1. The structure consists of light-frame construction; the design spectral response acceleration at short periods, $S_{DS}$, as determined in Section 1613.3.4, does not exceed 0.5; and the building height of the structure does not exceed 35 feet (10 668 mm)

2. The seismic force-resisting system of the structure consists of reinforced masonry or reinforced concrete; the design spectral response acceleration at short periods, $S_{DS}$, as determined in Section 1613.3.4, does not exceed 0.5; and the building height of the structure does not exceed 25 feet (7620 mm)

3. The structure is a detached one- or two-family dwelling not exceeding two stories above grade plane, is not assigned to Seismic Design Category D, E or F and does not have any of the following horizontal or vertical irregularities in accordance with Section 12.3 of ASCE 7:

3.1 Torsional or extreme torsional irregularity.

3.2 Nonparallel systems irregularity.

3.3 Stiffness-soft story or stiffness-extreme soft story irregularity.

3.4 Discontinuity in lateral strength-weak story irregularity.
Section 1807.1.4 of the 2016 CBC is amended to read as follows:

1807.1.4 Permanent wood foundation systems.
Permanent wood foundation systems shall be designed and installed in accordance with AWC PWF. Lumber and plywood shall be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B and Section 5.2) and shall be identified in accordance with Section 2303.1.9.1. Permanent wood foundation systems shall not be used for structures assigned to Seismic Design Category D, E or F.

Section 1807.1.6 of the 2016 CBC is amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls.
Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.
Section 1809.3 of the 2016 CBC is amended to read as follows:

**1809.3 Stepped footings.**  
The top surface of footings shall be level. The bottom surface of footings shall be permitted to have a slope not exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

For structures assigned to Seismic Design Category D, E or F, the stepping requirement shall also apply to the top surface of grade beams supporting walls. Footings shall be reinforced with four No. 4 bars. Two bars shall be place at the top and bottom of the footings as shown in Figure 1809.3.
Section 1809.7 and Table 1809.7 of the 2016 CBC are amended to read as follows:

1809.7 Prescriptive footings for light-frame construction.
Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7. Prescriptive footings in Table 1809.7 shall not exceed one story above grade plane for structures assigned to Seismic Design Category D, E or F.

### TABLE 1809.7
**PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION a, b, c, d, e**

<table>
<thead>
<tr>
<th>NUMBER OF FLOORS SUPPORTED BY THE FOOTING f</th>
<th>WIDTH OF FOOTING (inches)</th>
<th>THICKNESS OF FOOTING (inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12</td>
<td>6</td>
</tr>
<tr>
<td>2</td>
<td>15</td>
<td>6</td>
</tr>
<tr>
<td>3</td>
<td>18</td>
<td>8 g</td>
</tr>
</tbody>
</table>

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- a. Depth of footings shall be in accordance with Section 1809.4.
- b. The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing.
- c. Not Adopted.
- d. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
- e. For thickness of foundation walls, see Section 1807.1.6.
- f. Footings shall be permitted to support a roof addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.
Section 1809.12 of the 2016 CBC is amended to read as follows:

1809.12 Timber footings.
Timber footings shall be permitted for buildings of Type V construction and as otherwise approved by the building official. Such footings shall be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B). Treated timbers are not required where placed entirely below permanent water level, or where used as capping for wood piles that project above the water level over submerged or marsh lands. The compressive stresses perpendicular to grain in untreated timber footing supported upon treated piles shall not exceed 70 percent of the allowable stresses for the species and grade of timber as specified in the ANSI/AWC NDS. Timber footings shall not be used in structures assigned to Seismic Design Category D, E or F.
Section 1810.3.2.4 of the 2016 CBC is amended to read as follows:

1810.3.2.4 Timber.
Timber deep foundation elements shall be designed as piles or poles in accordance with ANSI/AWC NDS. Round timber elements shall conform to ASTM D 25. Sawn timber elements shall conform to DOC PS-20. Timber shall not be used in structures assigned to Seismic Design Category D, E or F.
Section 1905.1.7 of the 2016 CBC is amended to read as follows:

1905.1.7 ACI 318, Section 14.1.4.
Delete ACI 318, Section 14.1.4, and replace with the following:

14.1.4 – Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

14.1.4.1 – Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement or cementious material per cubic yard.

(b) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

(c) Plain concrete footings supporting walls are permitted provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exceptions:

Detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls, are permitted to have plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.
Section 1905.1 is amended and Sections 1905.1.9 thru 1905.1.11 are added to Chapter 19 of the 2016 CBC to read as follows:

1905.1 General.
The text of ACI 318 shall be modified as indicated in Sections 1905.1.1 through 1905.1.11.

1905.1.9 ACI 318, Section 18.7.5.
Modify ACI 318, Section 18.7.5, by adding Section 18.7.5.7 and 18.7.5.8 as follows:

18.7.5.7 Where the calculated point of contraflexure is not within the middle half of the member clear height, provide transverse reinforcement as specified in ACI 318 Sections 18.7.5.1, Items (a) through (c), over the full height of the member.

18.7.5.8 – At any section where the design strength, $\varphi P_n$, of the column is less than the sum of the shears $V_e$ computed in accordance with ACI 318 Sections 18.7.6.1 and 18.6.5.1 for all the beams framing into the column above the level under consideration, transverse reinforcement as specified in ACI 318 Sections 18.7.5.1 through 18.7.5.3 shall be provided. For beams framing into opposite sides of the column, the moment components are permitted to be assumed to be of opposite sign. For the determination of the design strength, $\varphi P_n$, of the column, these moments are permitted to be assumed to result from the deformation of the frame in any one principal axis.

1905.1.10 ACI 318, Section 18.10.4.
Modify ACI 318, Section 18.10.4, by adding Section 18.10.4.6 as follows:

18.10.4.6 – Walls and portions of walls with $P_u > 0.35 P_e$ shall not be considered to contribute to the calculated shear strength of the structure for resisting earthquake-induced forces. Such walls shall conform to the requirements of ACI 318 Section 18.14.

1905.1.11 ACI 318, Section 18.12.6.
Modify ACI 318, by adding Section 18.12.6.2 as follows:

18.12.6.2 Collector and boundary elements in topping slabs placed over precast floor and roof elements shall not be less than 3 inches (76 mm) or 6 $d_b$ in thickness, where $d_b$ is the diameter of the largest reinforcement in the topping slab.
Section 2304.10.1 of the 2016 CBC is amended to read as follows:

2304.10.1 Fastener requirements.
Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2301.2. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.1. Staple fasteners in Table 2304.10.1 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the building official.

Section 2304.12.5 of the 2016 CBC is amended to read as follows:

2304.12.5 Wood used in retaining walls and cribs.
Wood installed in retaining or crib walls shall be preservative treated in accordance with AWPA U1 for soil and fresh water use. Wood shall not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E or F.
Section 2305.4 is added to Chapter 23 of the 2016 CBC to read as follows:

2305.4 Quality of Nails.
In Seismic Design Category D, E or F, mechanically driven nails used in wood structural panel shear walls shall meet the same dimensions as that required for hand-driven nails, including diameter, minimum length and minimum head diameter. Clipped head or box nails are not permitted in new construction. The allowable design value for clipped head nails in existing construction may be taken at no more than the nail-head-area ratio of that of the same size hand-driven nails.
Section 2305.5 is added to Chapter 23 of the 2016 CBC to read as follows:

2305.5 Hold-down connectors.
In Seismic Design Category D, E or F, hold-down connectors shall be designed to resist shear wall overturning moments using approved cyclic load values or 75 percent of the allowable seismic load values that do not consider cyclic loading of the product. Connector bolts into wood framing shall require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Hold-down connectors shall be tightened to finger tight plus one half (1/2) wrench turn just prior to covering the wall framing.
Section 2306.2 of the 2016 CBC is amended to read as follows:

2306.2 Wood-frame diaphragms.
Wood-frame diaphragms shall be designed and constructed in accordance with AWC SDPWS. Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear values set forth in Table 2306.2(1) or 2306.2(2) shall only be permitted for structures assigned to Seismic Design Category A, B, or C.

Exception: Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the building official.

The allowable shear values in Tables 2306.2(1) and 2306.2(2) are permitted to be increased 40 percent for wind design.

Wood structural panel diaphragms used to resist seismic forces in structures assigned to Seismic Design Category D, E or F shall be applied directly to the framing members.

Exception: Wood structural panel diaphragms are permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.
2306.3 of the 2016 CBC is amended to read as follows:

**2306.3 Wood-frame shear walls.**
Wood-frame shear walls shall be designed and constructed in accordance with AWC SDPWS. For structures assigned to Seismic Design Category D, E, or F, application of Tables 4.3A and 4.3B of AWC SDPWS shall include the following:

1. Wood structural panel thickness for shear walls shall not be less than 3/8 inch thick and studs shall not be spaced at more than 16 inches on center.

2. The maximum nominal unit shear capacities for 3/8 inch wood structural panels resisting seismic forces in structures assigned to Seismic Design Category D, E or F is 400 pounds per linear foot (plf).

   **Exception:** Other nominal unit shear capacities may be permitted if such values are substantiated by cyclic testing and approved by the building official.

3. Nails shall be placed not less than 1/2 inch in from the panel edges and not less than 3/8 inch from the edge of the connecting members for shear greater than 350 plf using ASD or 500 plf using LRFD. Nails shall be placed not less than 3/8 inch from panel edges and not less than 1/4 inch from the edge of the connecting members for shears of 350 plf or less using ASD or 500 plf or less using LRFD.

4. Table 4.3B application is not allowed for structures assigned to Seismic Design Category D, E, or F.

For structures assigned to Seismic Design Category D, application of Table 4.3C of AWC SDPWS shall not be used below the top level in a multi-level building.

Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear values set forth in Table 2306.3(1), 2306.3(2) or 2306.3(3) shall only be permitted for structures assigned to Seismic Design Category A, B, or C.

   **Exception:** Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the building official.

The allowable shear values in Tables 2306.3(1) and 2306.3(2) are permitted to be increased 40 percent for wind design. Panels complying with ANSI/APA PRP-210 shall be permitted to use design values for Plywood Siding in the AWC SDPWS.
Section 2307.2 is added to the 2016 CBC to read as follows:

2307.2 Wood-frame shear walls.
Wood-frame shear walls shall be designed and constructed in accordance with Section 2306.3 as applicable.
Table 2308.6.1 of the 2016 CBC is amended to read as follows:

<table>
<thead>
<tr>
<th>SEISMIC DESIGN CATEGORY</th>
<th>STORY CONDITION (SEE SECTION 2308)</th>
<th>MAXIMUM SPACING OF BRACED WALL LINES</th>
<th>BRACED PANEL LOCATION, SPACING (O.C.) AND MINIMUM PERCENTAGE (X)</th>
<th>MAXIMUM DISTANCE OF BRACED WALL PANELS FROM EACH END OF BRACED WALL LINE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A and B</td>
<td></td>
<td>35°-0° Each end and ≤ 25°-0° o.c.</td>
<td>Each end and ≤ 25°-0° o.c.</td>
<td>Each end and ≤ 25°-0° o.c.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>35°-0° Each end and ≤ 25°-0° o.c.</td>
<td>Each end and ≤ 25°-0° o.c.</td>
<td>Each end and ≤ 25°-0° o.c.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>35°-0° NP Each end and ≤ 25°-0° o.c.</td>
<td>Each end and ≤ 25°-0° o.c.</td>
<td>12'-6&quot;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>35°-0° NP Each end and ≤ 25°-0° o.c. (minimum 25% of wall length)</td>
<td>Each end and ≤ 25°-0° o.c. (minimum 25% of wall length)</td>
<td>12'-6&quot;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0.5 ≤ S_{LR} &lt; 0.75: Each end and ≤ 25°-0° o.c. (minimum 50% of wall length)</td>
<td>0.75 ≤ S_{LR} ≤ 1.00: Each end and ≤ 25°-0° o.c. (minimum 75% of wall length)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0.75 ≤ S_{LR} ≤ 1.00: Each end and ≤ 25°-0° o.c. (minimum 37% of wall length)</td>
<td>0.75 ≤ S_{LR} ≤ 1.00: Each end and ≤ 25°-0° o.c. (minimum 75% of wall length)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0.5 ≤ S_{LR} &lt; 0.75: Each end and ≤ 25°-0° o.c. (minimum 50% of wall length)</td>
<td>0.75 ≤ S_{LR} ≤ 1.00: Each end and ≤ 25°-0° o.c. (minimum 75% of wall length)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>S_{LR} &gt; 1.00: Each end and ≤ 25°-0° o.c. (minimum 100% of wall length)</td>
<td>S_{LR} &gt; 1.00: Each end and ≤ 25°-0° o.c. (minimum 100% of wall length)</td>
</tr>
</tbody>
</table>

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
NP – Not Permitted.
a. This table specifies minimum requirements for braced wall panels along interior or exterior braced wall lines.
b. See Section 2308.6.3 for full description of bracing methods.
c. For Method GI, gypsum wallboard applied to framing supports that are spaced at 16 inches on center.
d. The required lengths shall be doubled for gypsum board applied to only one face of a braced wall panel.
e. Percentage shown represents the minimum amount of bracing required along the building length (or wall length if the structure has an irregular shape).
f. DWB, SFB, PBS, and HPS wall braces are not permitted in Seismic Design Categories D or E.
g. Minimum length of panel bracing of one face of the wall for WSP sheathing shall be at least 4'-0" long or both faces of the wall for GR or PFC sheathing shall be at least 8'-0" long; h/r ratio shall not exceed 2.1. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide framing 1-1/2 inch 13/8 inch or larger members spaced a maximum of 16 inches on center. Braced wall panel construction types shall not be mixed within a braced wall line.
h. WSP sheathing shall be a minimum of 1/4" thick spaced with 1/2 common spaced 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.
Section 2308.6.5, Figure 2308.6.5.1, and Figure 2308.6.5.2 of the 2016 CBC are amended to read as follows:

**2308.6.5 Alternative bracing.**
An alternate braced wall (ABW) or a portal frame with hold-downs (PFH) described in this section is permitted to substitute for a 48-inch (1219 mm) braced wall panel of Method DWB, WSP, SFB, PBS, PCP or HPS. For Method GB, each 96-inch (2438 mm) section (applied to one face) or 48-inch (1219 mm) section (applied to both faces) or portion thereof required by Table 2308.6.1 is permitted to be replaced by one panel constructed in accordance with Method ABW or PFH.

**2308.6.5.1 Alternate braced wall (ABW).**
An ABW shall be constructed in accordance with this section and Figure 2308.6.5.1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8-inch (3.2 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.10.1 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section 2308.3.1 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer’s recommendations. The ABW shall be supported directly on a foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing is permitted at door openings in the braced wall line. This continuous footing shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where the ABW is installed at the first story of two-story buildings, the wood structural panel sheathing shall be provided on both faces, three anchor bolts shall be placed at one-quarter points and tie-down device uplift capacity shall be not less than 3,000 pounds (13 344 N).
2308.6.5.2 Portal frame with hold-downs (PFH).
A PFH shall be constructed in accordance with this section and Figure 2308.6.5.2. The adjacent door or window opening shall have a full-length header.

In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch (9.5 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure 2308.6.5.2. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports and in accordance with Figure 2308.6.5.2. The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure 2308.6.5.2. A built-up header consisting of at least two 2-inch by 12-inch (51 mm by 305 mm) boards, fastened in accordance with Item 24 of Table 2304.10.1 shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1,000 pounds (4,400 N) shall fasten the header to the inner studs opposite the sheathing. One anchor bolt not less than 5/8 inch (15.9 mm) diameter and installed in accordance with Section 2308.3.1 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a hold-down device fastened to the foundation with an uplift capacity of not less than 3,500 pounds (15,570 N).
Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1,000 pounds (4400 N) shall fasten the header to the bearing studs. The bearing studs shall also have a hold-down device fastened to the foundation with an uplift capacity of not less than 1,000 pounds (4400 N). The hold-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The PFH panels shall be supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing is permitted at door openings in the braced wall line. This continuous footing shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where a PFH is installed at the first story of two-story buildings, each panel shall have a length of not less than 24 inches (610 mm).

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch minimum thickness (11.0 mm) wood structural panel sheathing.

FIGURE 2308.6.5.2
PORTAL FRAME WITH HOLD-DOWNS (PFH)
Section 2308.6.8.1 of Chapter 23 of the 2016 CBC is amended to read as follows:

2308.6.8.1 Foundation requirements.
Braced wall lines shall be supported by continuous foundations.

Exception: For structures with a maximum plan dimension not more than 50 feet (15240 mm), continuous foundations are required at exterior walls only for structures assigned to Seismic Design Category A, B, or C.

For structures in Seismic Design Categories D and E, exterior braced wall panels shall be in the same plane vertically with the foundation or the portion of the structure containing the offset shall be designed in accordance with accepted engineering practice and Section 2308.1.1.
Section 2308.6.9 of the 2016 CBC is amended to read as follows:

**2308.6.9 Attachment of sheathing.**
Fastening of braced wall panel sheathing shall not be less than that prescribed in Tables 2308.6.1 or 2304.10.1. Wall sheathing shall not be attached to framing members by adhesives. Staple fasteners in Table 2304.10.1 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

**Exception:** Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the building official.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.
Section J101.3 is added to the 2016 CBC to read as follows:

**J101.3 Hazards.**

1. Whenever the building official determines that any land or any existing excavation or fill has, from any cause, become a menace to life or limb, or endangers public or private property, or adversely affects the safety, use or stability of public or private property, the owner or other person in legal control of the property concerned shall, upon receipt of a written notice thereof from the building official, correct such condition in accordance with the provisions of this appendix and the requirements and conditions set forth in the notice so as to eliminate such condition. The owner or other person in legal control of the property shall immediately comply with the provisions set forth in the notice and shall complete the work within 180 days from the date of the notice unless a shorter period of time for completion has been specified in the notice in which case the owner shall comply with the shorter period of time. Upon written application and good cause shown, the building official may approve the request for an extension of time to complete the work required by the notice.

2. If the above condition is not eliminated within the specified time period, the building official may file with the Office of the Los Angeles County Recorder a certificate stating that the property is deemed substandard and that the owner thereof has been so notified to correct the substandard condition. Said certificate shall specify the conditions creating the substandard classification.

3. When the above conditions have been corrected to the satisfaction of the building official, upon receiving a sixty-dollar fee from the owner or his agent, the building official shall file with the Office of the Los Angeles County Recorder, within a reasonable period of time, a certificate specifying that the conditions creating the substandard classification have been corrected and that the property is no longer considered substandard.
Section J101.4 is added to the 2016 CBC to read as follows:

**J101.4 Safety Precautions**

1. **General**
   a) If at any stage of work on an excavation or fill, the building official determines that the work has become or is likely to become dangerous to any person, or is likely to endanger any property, public or private, the building official must be authorized to require safety precautions to be immediately taken by the property owner as a condition to continuing such permitted work or to require cessation thereof forthwith unless and until it is made safe and to amend the plans for such work.
   b) Safety precautions may include, without limitation, specifying a flatter exposed slope or construction of additional drainage facilities, berms, terracing, compaction, cribbing, retaining walls or buttress fills, slough walls, desilting basins, check dams, benching, wire mesh and guniting, rock fences, revetments or diversion walls.
   c) Upon the determination of the building official that such safety precautions during grading are necessary, the building official must provide a notice and order to the permittee to implement same. After receiving such notice, oral or written, it is unlawful for the permittee or any person to proceed with such work contrary to such order.

2. **Removal of Ground Cover**
   a) The existing vegetative ground cover of any watershed in any hillside area cannot be destroyed, removed or damaged except for routine maintenance pursuant to lawful grading, use or occupancy of the property or to clear hazardous vegetation near structures and roads.
   b) Whenever ground cover is removed or damaged pursuant to a validly issued grading permit, the permittee must restore and maintain the affected area with an approved ground cover, or must accomplish such other erosion control protection measures as may be approved by the building official. Such erosion control must be completed within thirty days after cessation of the grading work or other work pursuant to a validly issued building permit.

3. **Maintenance of Protective Devices**
   All devices used to protect hillside areas from erosion or landslide damage including, without limitation, retaining walls, cribbing, terracing, surface and subsurface drainage structures, interceptor drains, check dams, and riprap must be maintained in good condition and repair as approved by the building official at the time of completion of construction thereof.
Section J101.5 is added to the 2016 CBC to read as follows:

**J101.5 Protection of Utilities**
The owner and permittee of any property on which grading has been performed and that requires a grading permit must be responsible for the prevention of damage to any public utilities or services.
Section J101.6 is added to the 2016 CBC to read as follows:

**J 101.6 Protection of Adjacent Properties**
The owner and permittee of any property on which grading has been performed and that requires a grading permit is responsible for the prevention of damage to adjacent property and no person must excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley, or other public or private property without supporting and protecting such property from settling, cracking or other damage that might result. Special precautions approved by the building official must be made to prevent imported or exported materials from being deposited on the adjacent public way and/or drainage courses. A 30 day excavation notice must be provided as required by California Civil Code Section 829-834 when the excavation is of sufficient depth and proximity to adjacent lot structures.
Section J101.7 is added to the 2016 CBC to read as follows:

**J101.7 Storm water control measures.**
The owner and permittee of any property on which grading has been performed and that requires a grading permit under Section J103 shall put into effect and maintain all precautionary measures necessary to protect adjacent water courses and public private property from damage by erosion, flooding, and deposition of mud, debris and construction-related pollutants originating from the site during, and after, grading and related construction activities. Furthermore, the owner and permittee shall be responsible for putting into effect and maintaining appropriate measures necessary to prevent any change in cross-lot surface drainage that may adversely affect any adjoining property as a result of grading and/or construction-related activities. Such measures to prevent any adverse cross-lot surface drainage effects on adjoining property shall be required whether shown on approved grading plans or not.

Section J101.8 is added to the 2016 CBC to read as follows:

**J101.8 Conditions of approval.**
In granting any permit under this code, the building official may include such conditions as may be reasonably necessary to prevent creation of a nuisance or hazard to public or private property. Such conditions may include, but shall not be limited to:

1. Improvement of any existing grading to comply with the standards of this code.
2. Requirements for fencing of excavations or fills which would otherwise be hazardous.

Section J101.9 is added to the 2016 CBC to read as follows:

**J101.9 Rules and regulations.**
J101.9.1 Rules. The permissive provisions of this chapter shall not be presumed to waive any regulations imposed by other statutes or other ordinances of the State of California or the City of El Segundo.
J101.9.2 Regulations. If two or more pertinent regulations are not identical, those regulations shall prevail which are more restrictive or which afford greater safety to life, limb, health, property or welfare. For the purposes of these regulations, grading permits shall be considered as building permits and shall be subject to the administrative provisions of this code, unless otherwise specifically provided for in this chapter.
Section J103.2 is amended to the 2016 CBC to read as follows:

**J103.2 Exemptions.**
A grading permit shall not be required for the following:

1. When approved by the building official, grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code where the excavation is limited to within the volume of the proposed structure.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing or stockpiling rock, sand, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil and adjoining properties.
7. Exploratory excavations performed under the direction of a registered soils engineer or engineering geologist. This shall not exempt grading of access roads or pads created for exploratory excavations. Exploratory excavations must not create a hazardous condition to adjacent properties or the public in accordance with Section J101.3. Exploratory excavations must be restored to existing conditions, unless approved by the building official.
8. An excavation that does not exceed 50 cubic yards (38.3 m³) and complies with one of the following conditions:
   (1) is less than 2 feet (0.6 m) in depth.
   (2) does not create a cut slope greater than 5 feet (1.5 m) measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50 percent slope).
9. A fill not intended to support a structure, that does not obstruct a drainage course and complies with one of the following conditions:
   (a) is less than 1 foot (0.3 m) in depth and is placed on natural terrain with a slope flatter than 5 units horizontal to 1 unit vertical (20 percent slope).
   (b) is less than 3 feet (0.9 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 50 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).
   (c) is less than 5 feet (1.5 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).
Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Section J103.3 is added to the 2016 CBC to read as follows:

**J103.3 Permit issuance.**

1. The issuance of a grading permit shall constitute an authorization to do only that work which is described or illustrated on the application for the permit or on the grading plans and specifications approved by the building official at the time of issuance.

2. Jurisdiction of other agencies. Permits issued under the requirements of this chapter shall not relieve the owner of responsibility for securing required permits for work to be accomplished which is regulated by any other code, department or division of the governing agency.

3. Conditions of permit. The building official, upon recommendation of the city traffic and transportation administrator, may impose such regulations with respect to access routes to and from grading sites in hillside areas as the building official shall determine are required in the interest of safety precautions involving pedestrian or vehicular traffic.

4. Consent of adjacent property owner. Whenever any excavation or fill requires entry onto adjacent property for any reason, the permit applicant shall obtain the written consent or legal easements or other property rights of the adjacent property owner or their authorized representative, and shall file a signed and duly notarized copy of such consent with the building official, and no permit for such grading work may be issued unless and until all necessary consent documents are so filed. The consent shall be in a form acceptable to the building official.

Section J103.4 is added to the 2016 CBC to read as follows:

**J103.4 Grading fees.**

1. Fees for grading plan check and for grading permits shall be established or modified by resolution of the city council. The schedule of such fees shall remain on file and be available in the office of the building official. The building official shall, with the approval of the city manager, recommend changes to the council when the costs to provide grading plan check and grading inspection services make it appropriate.

2. The applicant shall pay a plan check fee prior to acceptance of grading plans and specifications for checking by the city. The plan check fee shall be based on the total volume of the excavation and fill, on the site. The grading plan check fee shall be recalculated each time the grading plan volume of excavation and fill exceeds the volume used to determine the original plan check fee, and the applicant shall pay the difference between
the revised and original fee before the revised grading plans are accepted for review by the city. The original grading plan check fee includes the cost to the applicant for the original submittal plus two additional submittals of corrected grading plans and specifications. When required by the building official, the applicant shall pay a supplemental grading plan check fee in accordance with the fee resolution established by the city council.

3. Whenever the applicant submits a grading plan for plan check that is substantially different in design of the earthwork as compared to previously submitted grading plans, the submittal shall be considered an original and a new grading plan check fee shall be determined and paid to the city as provided in this section.

4. The applicant shall pay a grading permit fee prior to the issuance of a grading permit by the city. The fee shall be based on the total volume of excavation and fill, on the site. If, during grading operations, the plans and specifications for the grading project are revised increasing the volume of excavation, fill, or a combination thereof above the volume that was used to determine the grading permit fee, the applicant shall pay to the city the difference between the original grading permit fee and the recalculated fee before work may resume under the grading permit.

5. Whenever grading operations are commenced without an approved grading permit, a penalty shall be added to all unpaid fees for grading plan check and grading permits. The penalty shall be three hundred percent of all fees due the city.

Section J104.2.1 is added to the 2016 CBC to read as follows:

**J104.2.1 Grading Designation.**
Grading in hilly terrain and all grading in excess of 2,500 cubic yards shall be performed in accordance with the approved grading plan prepared by a registered civil engineer, and shall be designated as "engineered grading." Grading involving less than 2,500 cubic yards and not located in an area of mountainous terrain shall be designated as "regular grading" unless the permittee chooses to have the grading performed as engineered grading, or the building official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

Section J104.2.2 is added to the 2016 CBC to read as follows:

**J104.2.2 Regular grading requirements.**
In addition to the provisions of Section 106, and Section 104.2, Chapter 1, Division II, an application for a regular grading permit shall be accompanied by plans in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner, and the name of the person who prepared the plan. If the slope of the grade exceeds 3 units horizontal to 1 unit vertical or as required by the building official, the plans and specifications shall be
prepared and signed by an individual licensed by the state to prepare such plans or specifications. The plan shall include the following information:

1. General vicinity of the proposed site.
2. Limits and depths of cut and fill.
3. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4.6 m) of the proposed grading.
4. Contours, flow areas, elevations, or slopes which define existing and proposed drainage patterns.
5. Storm water provisions in accordance with the requirements of Appendix J and Title 5 Chapter 4 of the City of El Segundo Municipal Code.
6. Location of existing and proposed utilities, drainage facilities, and recorded public and private easements and use restricted use areas.
7. Location of all Special Flood Hazard Areas as designated and defined in Title 44, Code of Federal Regulations.

Section J104.2.3 is added to the 2016 CBC to read as follows:

**J104.2.3 Engineered grading requirements.**

In addition to the provisions of Chapter 1 Division II, Section 107 and Appendix J Section J 104.2, an application for an engineered grading permit shall be accompanied by plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the building official. Specifications shall contain information covering structures and material requirements. Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules, and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner, and the person by whom they were prepared. The plans shall include, but shall not be limited to, the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations, or finish contours to be achieved by the grading, proposed drainage channels, and related structures.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work. A map showing the drainage area and the estimated runoff of the area served by any drains shall also be provided.
5. Location of any existing or proposed buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet (4.6 m) of the property or that may be affected by the proposed grading operations.
6. Recommendations in the geotechnical engineering report and the engineering geology report shall be incorporated into the grading plans or specifications. When approved by the building official, specific recommendations contained in the geotechnical engineering report and the engineering geology report, that are applicable to grading, may be included by reference.

7. The dates of the geotechnical engineering and engineering geology reports together with the names, addresses, and telephone numbers of the firms or individuals who prepared the reports.

8. A statement of the earthwork quantities of materials to be excavated and/or filled. Earthwork quantities shall include quantities for geotechnical and geological remediation. In addition, a statement of material to be imported or exported from the site.

9. A statement of the estimated starting and completion dates for work covered by the permit.

10. A statement signed by the owner acknowledging that a field engineer, geotechnical engineer and engineering geologist, when appropriate, will be employed to perform the services required by this code, whenever approval of the plans and issuance of the permit are to be based on the condition that such professional persons be so employed. These acknowledgements shall be on a form furnished by the building official.

11. Storm water provisions are required to be shown on the grading plan in accordance with Appendix J Section J and Title 5 Chapter 4 of the ESMC.

12. A drainage plan for that portion of a lot or parcel to be utilized as a building site (building pad), including elevation of floors with respect to finish site grade and locations of existing and proposed stoops, slabs, fences or other features that may affect drainage.

13. Location and type of any existing or proposed private sewage disposal system.

14. Location of existing and proposed utilities, drainage facilities, and recorded public and private easements.

15. Location of all recorded floodways.

16. Location of all Special Flood Hazard Areas as designated and defined in Title 44, Code of Federal Regulations.

Section J109.5 is added to the 2016 CBC to read as follows:

**J109.5 Disposal.**

All drainage facilities shall be designed to carry waters to the nearest practicable street, storm drain, or natural watercourse drainage way approved by the building official or other appropriate governmental agency jurisdiction provided it is a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices. Desilting basins, filter barriers or other methods, as approved by the building official, shall be utilized to remove sediments from surface waters before such waters are
allowed to enter streets, storm drains, or natural watercourses. If the drainage
device discharges onto natural ground, riprap or a similar energy dissipater may
be required. Building pads shall have a minimum drainage gradient of 2 percent
toward approved drainage facilities, a public street or drainage structure approved
to receive storm waters unless waived by the building official. A lesser slope may
be approved by the building official for sites graded in relatively flat terrain, or
where special drainage provisions are made, when the building official finds such
modification will not result in unfavorable drainage conditions.

Section J113 is added to the 2016 CBC to read as follows:

SECTION J113
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
COMPLIANCE

J113.1 General.
All grading plans and permits shall comply with the provisions of this section for
NPDES compliance including the owner of any property on which grading has
been performed and which requires a grading permit under Appendix J Section
J103. Sites which have been graded and which require a grading permit under
Appendix J Section J103 are subject to penalties and fines per Appendix J Section
J113.4. All best management practices shall be installed before grading begins or
as instructed in writing by the building official for unpermitted grading as defined
by Section J 103.3. As grading progresses, all best management practices shall
be updated as necessary to prevent erosion and control structures related
pollutants from discharging from the site. All best management practices shall be
maintained in good working order to the satisfaction of the building official unless
final grading approval has been granted by the building official and all permanent
drainage and erosion control systems, if required, are in place.

J113.2 Storm water pollution prevention plan (SWPPP).
When requested by the building official, no grading permit shall be issued unless
the plans for such work include a Storm Water Pollution Prevention Plan with
details of best management practices, including desilting basins or other temporary
drainage or control measures, or both, as may be necessary to control structures-
related pollutants which originate from the site as a result of structures related
activities. For unpermitted grading as defined by Section J103.3 upon written
request a SWPPP in compliance with the provisions of this section and Section
J106.4.3 for NPDES compliance shall be submitted to the building official.

J113.3 Wet weather erosion control plans (WWECP).
In addition to the SWPPP required in Appendix J Section J113.2, where a grading
permit is issued and it appears that the grading will not be completed prior to
November 1, then on or before October 1 the owner of the site on which the grading
is being performed shall file or cause to be filed with the building official a WWECP
which includes specific best management practices to minimize the transport of sediment and protect public and private property from the effects of erosion, flooding or the deposition of mud, debris or structures related pollutants. The best management practices shown on the WWECP shall be installed on or before October 15. The plans shall be revised annually or as required by the building official to reflect the current site conditions. The WWECP shall be accompanied by an application for plan checking services and plan check fees equal in amount to 10 percent of the original grading permit fee.

SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be
published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ___ day of ________, 2016.

__________________________
Suzanne Fuentes, Mayor

APPROVED AS TO FORM

__________________________
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the ___ day of ____________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ___ day of ________________, 2016, and the same was so passed and adopted by the following vote:

AYES: 
NOES: 
ABSENT: 
ABSTAIN:

__________________________
Tracy Weaver, City Clerk
ATTACHMENT 2
DRAFT ORDINANCE
Adopting 2016 California Residential Code with amendments
ORDINANCE NO. ________

AN ORDINANCE ADOPTING THE CALIFORNIA RESIDENTIAL CODE, 2016 EDITION ("CRC") AND AMENDING THE CRC BASED UPON LOCAL CLIMATIC, TOPOGRAPHIC, AND GEOLOGICAL CONDITIONS; AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH CHANGES.

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on ____________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing;

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the California Residential Code ("CRC") with the changes set forth in this Ordinance;

F. Pursuant to the requirements of Health and Safety Code § 17958.7, the City Council finds that there are local geological conditions justifying the CRC amendments set forth below;

G. The City of El Segundo and the greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes including, without limitation, to the 1994 Northridge Earthquake. The proposed modifications emphasize that the design concern is for seismic-force-resisting elements and therefore need to be incorporated into the CRC to ensure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the International Building Code. Experts predict a major earthquake in Southern California within the next 50 years.
This situation creates the need for both additional fire protection measures and automatic on-site fire protection of building occupants since a multitude of fires may result from breakage of gas and electric lines because of an earthquake. After due consideration, the City Council finds and determines that due to local climatic, geological, or topographical conditions, the structural and fire protection amendments to the 2016 CRC are necessary to give buildings a reasonable degree of structural integrity and fire life safety to help protect public health and safety in the event of a seismic event;

H. Additional amendments have been made to Codes are found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City;

I. The specific amendments of the CRC that fulfill these requirements are:

1. Amend CRC § R105.2 Work exempt from permit
2. Amend CRC § R105.3.2 Expiration of Plan Check
3. Amend CRC § R105.5 Expiration of Permits
4. Amend CRC § R105.8 Responsibility of permittee
5. Add CRC § R108.5.1 Plan Check fee refund
6. Add CRC § R108.5.2 Permit fee refund
7. Amend CRC § R108.6 Work commencing before permit issuance.
8. Add CRC § R109.1.7 Survey certification
9. Add CRC § R109.5 Re-inspections
10. Amend CRC § R112.3 Board of appeals
11. Amend CRC § R301.1.3.2 Wood frame Structures
12. Add CRC Section § R301.1.4 Slopes Steeper Than 33%
13. Amend CRC § R301.2.2.2.5 Irregular Buildings
14. Add CRC § R301.2.2.3.8 Anchorage of Equipment
15. Add CRC § R341: Residential Noise Insulation Standards
16. Amend CRC § R401.1 Foundation Application
17. Amend CRC § R403.1 General Footings
18. Amend CRC § R404.2 Wood Foundation Walls
19. Amend CRC § R501.1 Application
20. Add CRC § R503.2.4 Openings In Horizontal Diaphragms
21. Amend CRC Table R602.3(1) Fastener Schedule
22. Amend CRC Table R602.3(2) Alternate Attachment
23. Amend CRC Table R602.10.3(3) Bracing Requirements
24. Amend CRC Table R602.10.4 Bracing Methods
25. Amend CRC Figure R602.10.6.1 Alternate Braced Wall Panel
26. Amend CRC Figure R602.10.6.2 Portal Frame
27. Amend CRC Table R602.10.5 Braced Wall Lengths
28. Amend CRC § R602.10.2.3 Minimum Number of Braced Wall Panels
29. Amend CRC Figure R602.10.6.4 Method CS-PF
30. Amend CRC § R606.4.4 Parapet Walls
31. Amend CRC § R606.12.2.2.3 Reinforcement for Masonry
32. Amend CRC § R602.3.2 Top Plate
33. Add CRC § R803.2.4 Openings in Horizontal Diaphragms
34. Amend CRC § R1001.3.1 Vertical Reinforcing

SECTION 2: Title 13, Chapter 2 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

"CHAPTER 2
RESIDENTIAL CODE

Section 13-1-1: ADOPTION OF CALIFORNIA RESIDENTIAL CODE,"
2016 EDITION.


Section 13-2-2: AMENDMENTS TO THE CALIFORNIA RESIDENTIAL CODE.

Subsection 11 is added to § R105.2 of the CRC:

R105.2 Work exempt from permit.
Building

11. Block wall and concrete fences not over 3 feet 6 inches high.

Section R105.3.2 of the CRC is hereby amended to read as follows:

R105.3.2 Expiration of Plan Check.
An application for a permit for any proposed work is deemed to have been abandoned 12 months after the application date. Unless otherwise provided, after expiration of the application, the City will not issue a permit until the plans are rechecked and approved and a new fee is paid.

Exception: The Building Official may grant extensions of time for additional periods not exceeding 90 days each if a permit applicant submits in writing sufficient evidence that unusual conditions or circumstances precluded the securing of the permit within the allocated time.

Section R105.5 of Chapter 1 of the CRC is hereby amended to read as follows:

R105.5 Expiration of Permits.
Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Work shall be considered suspended or abandoned if the building official determines that substantial work has not been performed within the time specified above. Substantial work shall be constructed to mean:
1. Measurable work such as, but not limited to, the addition of footings, structural members, flooring, wall covering, etc.

2. The work mentioned in subsection 1 of this Section [A] 105.5 above must constitute 20% of the value of the work for which the permit was issued in any 180 day period for Group R, Division 3 occupancies and 10% for all other occupancies.

Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new permit fee and may be required to comply with all applicable new regulations at the time of issuance. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Except as otherwise provided, every permit issued by the City is valid for a period of three (3) years.

**Exception:** The Building Official may grant extensions of time if a permit applicant submits in writing sufficient evidence that unusual conditions or circumstances precluded from the work being completed. An extension of time may require conditions of approval and additional fees.

Section 105.8 of Chapter 1 of the CRC is added to read as follows:

### 105.8 Responsibility of permittee.

Building permits shall be presumed by the city to incorporate all of the work that the applicant, the applicant's agent, employees and/or contractors shall carry out. Said proposed work shall be in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto. No city approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code nor shall any vested rights be created for any work performed in violation of this code.

Section 109.5.1 of Chapter 1 of the CRC is added to read as follows:

### 108.5.1 Plan check fees refund.

No portion of the plan check fee shall be refunded unless plan review has not been performed, in which case 80 percent of the plan check fee shall be refunded upon written application for refund submitted by the person who made original payment of such fee and with the written consent of the owner of the real property on which
the work was proposed to be done. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 180 days have elapsed from the date of the submittal for plan check, no plan check fees shall be refunded. In the event subsequent application for plan check is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Section 105.5.2 of Chapter 1 of the CRC is added to read as follows:

108.5.2 Permit fees refund.
In the event any person shall have obtained a building permit and no portion of the work or construction covered by such permit shall have commenced, nor any inspection performed by any City employee, and notice of abandonment has been received from the owner of the real property on which such work would have been performed, the permittee, upon presentation to the Building Official of a written request for refund, shall be entitled to a refund in an amount equal to 80 percent of the building permit fee actually paid for such permit. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 180 days have elapsed from the date of the issuance of the permit, no permit fees shall be refunded. In the event subsequent application for a permit is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Exception:
1. If a permit has been issued for a project located in an area outside the jurisdiction of the City, 100 percent of the permit and plan checking fee may be refunded.

2. If a duplicate permit has been erroneously issued, 100 percent of the duplicated permit and plan checking fee may be refunded.

Section 108.6 of Chapter 1 of the CRC is amended to read as follows:

108.6 Work commencing before permit issuance.
Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee in addition to the normally established permit fee, equal to 100% of such normally established permit fee, or as otherwise determined by the building official.

Section 110.1.1 of Chapter 1 of the CRC is added to read as follows:

109.1.7 Setback Certification required.
A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection.

Exception: Wherever there are practical difficulties involved in carrying out the provisions of this section, the Building Official shall have the authority to grant modifications for individual cases.

Section R109.5 of Chapter 1 of the CRC is hereby added to read as follows:

R109.5 Re-inspections.
A re-inspection fee in the amount set by the City Council resolution may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is incomplete or when required corrections called are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until required fees have been paid.

Section R113.3 of Chapter 1 of the CRC is hereby added to read as follows:

R112.3 Board of Appeals.
The board of appeals consists of members of the Planning Commission. The term of a board of appeals member will coincide with the term of service as a Planning Commissioner and will terminate should the member cease serving as a Planning Commissioner. The building official is the secretary to the board. The board may adopt reasonable rules and regulations for conducting its investigations and will render all its decisions and findings on contested matters, in writing to the building official, with a duplicate copy for any appellant or contestant affected by such decision or finding, and may recommend to the city council appropriate new legislation.

Three members of the board constitute a quorum. The Planning Chairperson is the
board's chairperson and in the chairperson's absence the board will select a temporary
chairperson. The city will assess a $250.00 charge, or a higher amount set by resolution, at the
time that an appellant file appeal of any order, decisions, or determination made
by the building official relative to the application and interpretation of this code. The
filing fee is refundable should the appellant prevail in a decision by the board. The
appeal must be taken by filing a written notice of appeal, in letterform, to the board
of appeals. The board's decision constitutes the city's final decision.

Section R301.1.3.2 of Chapter 3 of the 2016 CRC is amended to read as follows:

**R301.1.3.2 Wood-frame structures.**
The building official shall require construction documents to be approved and
stamped by a California licensed architect or engineer for all dwellings of wood-
frame construction more than two stories and basement in height located in
Seismic Design Category A, B or C. Notwithstanding other sections of law; the law
establishing these provisions is found in Business and Professions Code Section
5537 and 6737.1.

The building official shall require construction documents to be approved and
stamped by a California licensed architect or engineer for all dwellings of wood-
frame construction more than one story in height or with a basement located in
Seismic Design Category D₀, D₁, D₂ or E.

Section R301.1.4 is added to Chapter 3 of the CRC to read as follows:

**R301.1.4 Seismic design provisions for buildings constructed on or into
slopes steeper than one unit vertical in three units horizontal (33.3 percent
slope).**
The design and construction of new buildings and additions to existing buildings
when constructed on or into slopes steeper than one unit vertical in three units
horizontal (33.3 percent slope) shall comply with Section 1613.9 of the Building
Code.
Items 1, 3 and 5 of Section R301.2.2.2.5 of the CRC are amended to read as follows:

**R301.2.2.2.5 Irregular Buildings.**

1. Where exterior shear wall lines or braced wall panels are not in one plane vertically from the foundation to the uppermost story in which they are required.

3. When the end of a braced wall panel occurs over an opening in the wall below.

5. Where portions of a floor level are vertically offset.
Section R301.2.2.3.8 is added to Chapter 3 of the CRC to read as follows:

R301.2.2.3.8 Anchorage of Mechanical, Electrical, or Plumbing Components and Equipment.
Mechanical, electrical, or plumbing components and equipment shall be anchored to the structure. Anchorage of the components and equipment shall be designed to resist loads in accordance with the California Residential Code and ASCE 7, except where the component is positively attached to the structure and flexible connections are provided between the component and associated ductwork, piping, and conduit; and either

1. The component weighs 400 lbs. (1,780 N) or less and has a center of mass located 4 ft. (1.22 m) or less above the supporting structure; or

2. The component weighs 20 lbs. (89N) or less or, in the case of a distributed system, 5 lb/ft. (73 N/m) or less.

Section R341 is added to Chapter 3 of the CRC to read as follows:

R341: RESIDENTIAL NOISE INSULATION STANDARDS (Airport Noise Sources)

R341.1207.6.01 Noise Insulation Requirements for New Construction.

R341.1207.6.02 Purpose and Scope.
The purpose of this section is to establish minimum noise insulation performance standards for new residential dwelling units and additions of habitable rooms to existing residential dwelling units to protect public health, safety, and welfare from the effects of excessive noise, including without limitation, indoor quality of life, speech interference, and sleep disruption.

R341.1207.6.03 Applicability.
This section applies to all newly constructed residences and habitable room additions to existing residences.

R341.1207.6.04 Definitions.
For purposes of this section, the following words must have the following meaning:

"Community Noise Equivalent Level (CNEL)" means the noise measure defined in 21 Code of California Regulations § 5001(d), and any successor regulation or amendment.

"Habitable Room" means a room that is a space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, garages, and similar areas are not considered habitable space.
"LAX" means Los Angeles International Airport.

"Noise Impact Boundary for LAX" means the area around LAX as defined in 21 California code of regulations § 5001(1), and any successor regulation or amendment. The city's building safety department must at all times maintain a current map of the noise impact boundary. The latest published map by LAWA located at the Building Safety Counter shall be used as the basis for determination.

"Residence" means any occupancy group R building as used in El Segundo Title 13 of the El Segundo municipal code.

R341.1207.6.05 Standards.
Any new residence or addition of one or more habitable rooms to an existing residence that is within the noise impact boundary for LAX must be designed to ensure that internal noise levels due to LAX do not exceed 45 dB CNEL. This standard may be satisfied in two ways: (1) by performing the acoustical analysis described in section R341.1207.6.06, below, or (2) by employing the prescribed construction methods described in section R341.1207.6.07, below.

R341.1207.6.06. Acoustical Analysis.
A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if it includes an acoustical analysis demonstrating that the proposed design will ensure that internal noise levels due to LAX aircraft noise will not exceed 45 dB CNEL. The acoustical analysis shall be proven to meet the standard by providing post-construction/pre-occupancy acoustic measurement to verify compliance with the 45 dB CNEL standard. The Building Official has the discretion to implement policies that meet the intent of this code section.

A. The acoustical analysis must be prepared by a person experienced in the field of acoustical engineering. The analysis must consider and include: the topographical relationship between LAX aircraft noise sources and the dwelling site, the characteristics of those noise sources, predicted noise spectra and levels at the exterior of the dwelling site, the basis for this prediction (measured or obtained from published data), the noise insulation measures to be employed, and the effectiveness of the proposed noise insulation measures.

B. If the interior allowable noise levels are to be met by requiring that windows be unopenable or closed, the design for the structure must also specify a ventilation or air-conditioning system to provide a habitable interior environment, having at least 2 air exchanges per hour for the affected rooms. The ventilation system must not compromise the interior room noise reduction.
R341.1207.6.07 Prescribed Construction Methods.
A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if the design incorporates the following construction methods.

Construction Methods in the 70 dB CNEL and Greater Noise Zone

R341.1207.6.08 Exterior Walls.
New walls that form the exterior portion of habitable rooms must be constructed as follows:

A. Studs must be at least 4 inches in nominal depth.

B. Exterior finish must be stucco, minimum 7/8-inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over 1/2-inch minimum solid sheathing.

C. Masonry walls with a surface weight of less than 40 pounds per square foot must require an interior supporting stud-wall that is finished with at least 5/8-inch thick gypsum wall board or plaster.

D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space.

E. Exterior solid sheathing must be covered with overlapping asphalt felt.

F. Interior wall finish must be at least 5/8-inch thick gypsum wall board or plaster.

R341.1207.6.09 Exterior Windows.
A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 40 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.

B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must:

1. Have a sound transmission class rating of at least STC 40 dB, or

2. Must be 5/8-inch laminated glass with STC rating of 40 dB and must be set in non-hardening glazing materials, or

3. Must be glass block at least 3 1/2 inches thick.
C. The total areas of glazing in rooms used for sleeping must not exceed 20% of the wall area.

R341.1207.6.10 Exterior Doors.
A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 40 dB.

B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 35 dB.

C. Sliding glass doors in habitable rooms must not be allowed in walls that are directly exposed to aircraft noise. Sliding glass doors in walls that are not directly exposed must have an STC rating of at least 40 dB.

D. Access doors from attached garage to the interior of a residence must have an STC rating of at least 30 dB.

R341.1207.6.11 Roof/Ceiling Construction.
A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum 1/2-inch solid sheathing and any roof covering allowed by this code.

B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.

C. Attic ventilation must be:

1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or

2. Noise control louver vents, or

3. Eave vents that are located under the eave overhang.

4. Ceilings must be finished with gypsum board or plaster that is at least 5/8-inch thick. Ceiling materials must be mounted on resilient channels.

5. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling
opening. A secondary openable glazing panel must be mounted at the ceiling line or at any point that provides at least a 4-inch space between the skylight glazing and the secondary glazing and must be glazed with at least $\frac{3}{16}$-inch plastic or laminated glass. The weather-side skylight must be any type that is permitted by the building code. The size of skylights must be no more than 20 percent of the roof area of the room.

R341.1207.6.12 Ventilation.
A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of this code in each habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.

B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

R341.1207.6.13 Fireplaces.
Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

R341.1207.6.14 Wall and Ceiling Openings.
Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited unless access panels, pet doors, mail delivery drops, air-conditioning, or other openings are designed to maintain the 45 dB CNEL (or less) standard in the room to which they provide access.

Construction Methods In The 65 dB CNEL To 70 dB CNEL Noise Zone

R341.1207.6.15 Exterior Walls.
New walls that form the exterior portion of habitable rooms must be constructed as follows:

A. Studs must be at least 4 inches in nominal depth.

B. Exterior finish must be stucco, minimum $\frac{7}{8}$-inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over $\frac{1}{2}$-inch solid sheathing.

C. Masonry walls with a surface weight of less than 40 pounds per square foot will require an interior studwall that is finished with at least $\frac{5}{8}$-inch thick gypsum wallboard or plaster.

D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space.
E. Exterior solid sheathing must be covered with overlapping asphalt felt.

F. Interior wall finish must be at least 5/8-inch thick gypsum wallboard or plaster.

R341.1207.6.16 Exterior Windows.
A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 35 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.

B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must be at least 1/4-inch thick and must be set in non-hardening glazing materials.

C. The total area of glazing in rooms used for sleeping must not exceed 20% of the floor area.

A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 35 dB.

B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 30 dB.

C. Sliding glass doors in habitable rooms must have glass that is 1/4-inch thick.

D. Access doors from a garage to a habitable room must have an STC rating of at least 30 dB.

R341.1207.6.18 Roof/Ceiling Construction.
A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum 1/2-inch solid sheathing and any roof covering allowed by this code.

B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.

C. Attic ventilation must be:
1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or

2. Noise control louver vents, or

3. Eave vents that are located under the eave overhang.

D. Ceilings must be finished with gypsum board or plaster that is at least \( \frac{5}{8} \)-inch thick.

E. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line and must be glazed with at least \( \frac{3}{16} \)-inch plastic, tempered or laminated glass. The weather-side skylight must be any type that is permitted by the building code.

R341.1207.6.19 Floors.
The floor of the lowest habitable rooms must be concrete slab on grade or wood framed floors.

R341.1207.6.20 Ventilation.
A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of at least 2 air exchanges in each affected habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.

B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

R341.1207.6.21 Fireplaces.
Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

R341.1207.6.22 Wall and Ceiling Openings. Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air-conditioning, or other openings must be designed to maintain the 45 dB CNEL or less standard in the room to which they provide access.
Section R401.1 of the CRC is amended to read as follows:

**R401.1 Application.**
The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC PWF.

**Exception:** The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.

2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

Wood foundations in Seismic Design Category D₀, D₁ or D₂ shall not be permitted.

**Exception:** In non-occupied, single-story, detached storage sheds and similar uses other than carport or garage, provided the gross floor area does not exceed 200 square feet, the plate height does not exceed 12 feet in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches.
Sections R403.1.2, R403.1.3.6 and R403.1.5 of the CRC are amended to read as follows:

R403.1.2 Continuous footing in Seismic Design Categories D₀, D₁ and D₂.
Exterior walls of buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported by continuous solid or fully grouted masonry or concrete footings. All required interior braced wall panels in buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported on continuous foundations.

R403.1.3.6 Isolated concrete footings.
In detached one- and two-family dwellings located in Seismic Design Category A, B, or C that are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

R403.1.5 Slope.
The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in 10 units horizontal (10-percent slope).

For structures located in Seismic Design Categories D₀, D₁ or D₂, stepped footings shall be reinforced with four No. 4 rebar. Two bars shall be placed at the top and bottom of the footings as shown in Figure R403.1.5.

**FIGURE R403.1.5 STEPPED FOOTING**
Section R404.2 of the CRC is amended to read as follows:

**R404.2 Wood foundation walls.**
Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3). Wood foundation walls shall not be used for structures located in Seismic Design Category D0, D1 or D2.

Section R501.1 of the CRC is amended to read as follows:

**R501.1 Application.**
The provisions of this chapter shall control the design and construction of the floors for buildings, including the floors of attic spaces used to house mechanical or plumbing fixtures and equipment. Mechanical or plumbing fixtures and equipment shall be attached (or anchored) to the structure in accordance with Section R301.2.2.3.8

Section R503.2.4 is added to Chapter 5 of the CRC to read as follows:

**R503.2.4 Openings in horizontal diaphragms.**
Openings in horizontal diaphragms with a dimension perpendicular to the joist that is greater than 4 feet (1.2 m) shall be constructed in accordance with Figure R503.2.4.

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![Diagram of diaphragm opening with notes on metal ties and plywood sheathing.]

*For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.*
a. Blockings shall be provided beyond headers.
b. Metal ties not less than 0.058 inch [1.47 mm (16 galvanized gage)] by 1.5 inches (38 mm) wide with eight 16d common nails on each side of the header-
joist intersection. The metal ties shall have a minimum yield of 33,000 psi (227
MPa).
c. Openings in diaphragms shall be further limited in accordance with Section
R301.2.2.2.5.

FIGURE R503.2.4
OPENINGS IN HORIZONTAL DIAPHRAGMS
Lines 35 and 36 of Table R602.3(1) of the CRC are amended to read as follows:

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION OF BUILDING ELEMENTS</th>
<th>NUMBER AND TYPE OF FASTENERS</th>
<th>SPACING AND LOCATION</th>
</tr>
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<tbody>
<tr>
<td>24</td>
<td>2&quot; subfloor to joist or girder</td>
<td>3-16d box (3/4&quot; x 0.135&quot;) or 2-16d common (1/2&quot; x 0.162&quot;)</td>
<td>Blind and face nail</td>
</tr>
<tr>
<td>25</td>
<td>2&quot; planks (plank &amp; beam—floor &amp; roof)</td>
<td>3-16d box (3/4&quot; x 0.135&quot;) or 2-16d common (1/2&quot; x 0.162&quot;)</td>
<td>At each bearing, face nail</td>
</tr>
<tr>
<td>26</td>
<td>Band or rim joist to joist</td>
<td>3-16d common (3/4&quot; x 0.162&quot;) 4-10 box (3&quot; x 0.128&quot;) or 4-3&quot; x 0.131&quot; nails; or 4-3&quot; x 14 ga. staples, 1/4&quot; crown</td>
<td>End nail</td>
</tr>
<tr>
<td>27</td>
<td>Built-up girders and beams, 2-inch lumber layers</td>
<td>20d common (4&quot; x 0.192&quot;) or 10d box (3&quot; x 0.128&quot;) or 3&quot; x 0.131&quot; nails</td>
<td>Nail each layer as follows: 32&quot; o.c. at top and bottom and staggered.</td>
</tr>
<tr>
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<td></td>
<td>And: 2-20d common (4&quot; x 0.192&quot;) or 3-10d box (3&quot; x 0.128&quot;) or 3-3&quot; x 0.131&quot; nails</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>Ledger strip supporting joists or rafters</td>
<td>4-16d box (3/4&quot; x 0.135&quot;) or 3-16d common (3/4&quot; x 0.162&quot;) or 4-10d box (3&quot; x 0.128&quot;) or 4-3&quot; x 0.131&quot; nails</td>
<td>At each joist or rafter, face nail</td>
</tr>
<tr>
<td>29</td>
<td>Bridging to joist</td>
<td>2-10d (3&quot; x 0.128&quot;)</td>
<td>Each end, toe nail</td>
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</tbody>
</table>

**TABLE 602.3(1)**

**FASTENING SCHEDULE—continued**

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<th>ITEM</th>
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<th>SPACING OF FASTENERS</th>
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<td></td>
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<td></td>
<td>Edges (inches)</td>
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<td>1/4&quot; - 1/2&quot;</td>
<td>6d common (2&quot; x 0.113&quot;) nail (subfloor, wall) or 8d common (21/2&quot; x 0.131&quot;) nail (roof)</td>
<td>6</td>
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<tr>
<td>31</td>
<td>1/4&quot; - 1&quot;</td>
<td>8d common nail (21/2&quot; x 0.131&quot;)</td>
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<tr>
<td>32</td>
<td>11/4&quot; - 11/4&quot;</td>
<td>10d common (3&quot; x 0.148&quot;) nail or 8d (21/2&quot; x 0.131&quot;) deformed nail</td>
<td>6</td>
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**Other wall sheathing 2**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION OF BUILDING ELEMENTS</th>
<th>NUMBER AND TYPE OF FASTENERS</th>
<th>SPACING OF FASTENERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>33</td>
<td>1/4&quot; structural cellulose fiberboard sheathing</td>
<td>11/4&quot; galvanized roofing nail, 11/4&quot; head diameter, or 1&quot; crown staple 16 ga., 11/4&quot; long</td>
<td>3</td>
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<tr>
<td>34</td>
<td>1/4&quot; structural cellulose fiberboard sheathing</td>
<td>11/4&quot; galvanized roofing nail, 11/4&quot; head diameter, or 1&quot; crown staple 16 ga., 11/4&quot; long</td>
<td>3</td>
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<tr>
<td>35</td>
<td>1/4&quot; gypsum sheathing 2</td>
<td>11/4&quot; galvanized roofing nail; staple galvanized, 11/4&quot; long; 11/4&quot; screws, Type W or S</td>
<td>7</td>
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<td>36</td>
<td>1/4&quot; gypsum sheathing 2</td>
<td>11/4&quot; galvanized roofing nail; staple galvanized, 11/4&quot; long; 11/4&quot; screws, Type W or S</td>
<td>7</td>
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</table>

**Wood structural panels, combination subfloor underlayment to framing**

<table>
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<tr>
<th>ITEM</th>
<th>DESCRIPTION OF BUILDING ELEMENTS</th>
<th>NUMBER AND TYPE OF FASTENERS</th>
<th>SPACING OF FASTENERS</th>
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<tr>
<td>37</td>
<td>1/4&quot; and less</td>
<td>6d deformed (2&quot; x 0.120&quot;) nail; or 8d common (21/2&quot; x 0.131&quot;) nail</td>
<td>6</td>
</tr>
<tr>
<td>38</td>
<td>1/8&quot; - 1&quot;</td>
<td>8d common (21/2&quot; x 0.131&quot;) nail; or 8d deformed (21/2&quot; x 0.120&quot;) nail</td>
<td>6</td>
</tr>
<tr>
<td>39</td>
<td>11/8&quot; - 11/4&quot;</td>
<td>10d common (3&quot; x 0.148&quot;) nail or 8d deformed (21/2&quot; x 0.120&quot;) nail</td>
<td>6</td>
</tr>
</tbody>
</table>

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksf = 6.895 MPa.
TABLE R602.3(1)—continued
FASTENING SCHEDULE

a. Nails are smooth common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gauge wire and have a minimum 1/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four foot by 8 foot or 4 foot by 9 foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joint in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joint to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. Use of staples in braced wall panels shall be prohibited in Seismic Design Category D0, D1, or D2.

Footnote “b” of Table R602.3(2) of the CRC is amended to read as follows:

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted. Use of staples in roof, floor, subfloor, and braced wall panels shall be prohibited in Seismic Design Category D0, D1, or D2.
Table R602.10.3(3) of the CRC is amended to read as follows:

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<th>Seismic Design Category</th>
<th>Story Location</th>
<th>Braced Wall Line Length (feet)</th>
<th>Method LIB(^d)</th>
<th>Method GB(^f)</th>
<th>Methods DWB, SFB, PB, PCP, HPS, CS-SFR(^d)</th>
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<th>Braced Wall Line Length (feet)</th>
<th>Method LIB&lt;sup&gt;f&lt;/sup&gt;</th>
<th>Method GB&lt;sup&gt;f&lt;/sup&gt;</th>
<th>Methods DWB, SFB, PBS, PCP, HPS, CS-SFR&lt;sup&gt;j&lt;/sup&gt;</th>
<th>Method WSP</th>
<th>Methods CS-WSP, CS-G&lt;sup&gt;j&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td>NP</td>
<td>6.0 6.0</td>
<td>4.0 4.0</td>
<td>2.0 1.7</td>
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<td>NP</td>
<td>6.0 13.0</td>
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<td>6.0 NP</td>
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<td>9.0 7.7</td>
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<td>4.0 NP</td>
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<td>9.0 11.5</td>
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<td>8.0 NP</td>
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<td>18.0 11.5</td>
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<td>30.0 25.5</td>
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<td>12.5 10.6</td>
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<td>5.5 4.7</td>
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<td>11.0 9.4</td>
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</tbody>
</table>

<sup>a</sup> Linear interpolation shall be permitted.<br><sup>b</sup> Wall bracing lengths are based on a soil site class D.<br><sup>c</sup> Interpolation of bracing length between the \( S_a \) values associated with the seismic design categories shall be permitted when a site-specific \( S_a \) value is determined in accordance with Section 1613.3 of the International Building Code.<br><sup>d</sup> Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.<br><sup>e</sup> Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3.5 for exterior sheathing or Table R702.3.3 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.<br><sup>f</sup> Method CS-SFB does not apply in Seismic Design Categories D<sub>F</sub>, D<sub>S</sub> and D<sub>T</sub>.<br><sup>j</sup> Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D<sub>F</sub>, D<sub>S</sub> or D<sub>T</sub>. Methods DWB, SFB, PBS, and HPS are not permitted in SDC D<sub>F</sub>, D<sub>S</sub>, or D<sub>T</sub>.
Table R602.10.4 of the CRC is amended to read as follows:

<table>
<thead>
<tr>
<th>METHODS, MATERIAL</th>
<th>MINIMUM THICKNESS</th>
<th>FIGURE</th>
<th>CONNECTION CRITERIA*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Fasteners</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Spacing</td>
</tr>
<tr>
<td>PFH</td>
<td>( \frac{1}{4} )&quot;</td>
<td><img src="image.png" alt="PFH Diagram" /></td>
<td>See Section R602.10.6.2</td>
</tr>
<tr>
<td>PPF</td>
<td>( \frac{7}{32} )&quot;</td>
<td><img src="image.png" alt="PPF Diagram" /></td>
<td>See Section R602.10.6.3</td>
</tr>
<tr>
<td>CS-WSP</td>
<td>( \frac{3}{12} )&quot;</td>
<td><img src="image.png" alt="CS-WSP Diagram" /></td>
<td>6&quot; edges, 12&quot; field</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CS-G</td>
<td>( \frac{3}{16} )&quot;</td>
<td><img src="image.png" alt="CS-G Diagram" /></td>
<td>Varies by fastener</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6&quot; edges, 12&quot; field</td>
</tr>
<tr>
<td>CS-FF</td>
<td>( \frac{3}{16} )&quot;</td>
<td><img src="image.png" alt="CS-FF Diagram" /></td>
<td>See Method CS-WSP</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>See Method CS-WSP</td>
</tr>
<tr>
<td>CS-SFB</td>
<td>( \frac{1}{4} )&quot; or ( \frac{3}{16} )&quot; (for maximum 16&quot; stud spacing)</td>
<td><img src="image.png" alt="CS-SFB Diagram" /></td>
<td>3&quot; edges, 6&quot; field</td>
</tr>
</tbody>
</table>

For SI: 1 inch = 25.4 mm, 1 foot = 0.305 m, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.

- Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D₁, D₂ and D₃.
- Applies to panels next to garage door opening where supporting gable and wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D₁, D₂ and D₃, roof covering dead load shall not exceed 3 psf.
- Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.5(I). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
- Method CS-SFB does not apply in Seismic Design Categories D₁, D₂ and D₃.
- Method applies to detached one- and two-family dwellings in Seismic Design Categories D₁ through D₃ only.
- Methods GB and PCF braced wall panels/hw ratio shall not exceed 1:1 in SDC D₂, D₃ or D₄. Methods LHB, DWH, SFB, PBS, HPS, and PFG are not permitted in SDC D₂, D₃, or D₄.
- Use of staples in braced wall panels shall be prohibited in SDC D₂, D₃, or D₄.
Figure R602.10.6.1 of the CRC is amended to read as follows:

**Method ABW—Alternate Braced Wall Panel**

- **Panel Length Per Table R602.10.5**
- **Top Plate Shall Be Continuous Over Braced Wall Panel**
- **For Panel Splice (if needed), adjoining panel edges shall meet over and be fastened to common framing**
- **8d Common or Galv.-Box Nails @ 8" O.C. at Panel Edges for Single Story and @ 4" O.C. Panel Edges for the First of 2 Stories**
- **Studs Under Header as Required**
- **8d Common or Galv.-Box Nails @ 12" O.C. at Interior Supports**
- **Min. Reinforcing of Foundation, one in bar top and bottom, lap bars 46" minimum.**
- **24"**
- **Minimum Footing Size Under Opening Is 12" x 12".**
- **Steel shall be permitted at door openings.”**

(2) Hold-down or (2) Strap-Type Anchors Per Table R602.10.6.1 (one of each shown for clarity). Strap-type anchors shall be permitted to be attached over the wood structural panel.

Panel must be attached to concrete footing or concrete foundation, wall continuous over braced wall line.

(2) ½" Diameter Anchor bolts located between 6" and 12" of each end of the segment.
Figure R602.10.6.2 of the CRC is amended to read as follows:

**FIGURE R602.10.6.2**

**METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS**

**AT DETACHED GARAGE DOOR OPENINGS**

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
Table R602.10.5 of the CRC is amended to read as follows:

<table>
<thead>
<tr>
<th>METHOD</th>
<th>MINIMUM LENGTH(^a) (Inches)</th>
<th>CONTRIBUTING LENGTH (Inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8 feet</td>
<td>9 feet</td>
</tr>
<tr>
<td>DWB, WSP, SFB, PB, PCP, HPS, BV-WSP</td>
<td>48</td>
<td>48</td>
</tr>
<tr>
<td>GB</td>
<td>48</td>
<td>48</td>
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<tr>
<td>LIB</td>
<td>55</td>
<td>62</td>
</tr>
<tr>
<td>ABW</td>
<td>SDC A, B and C, ultimate design wind speed &lt; 140 mph</td>
<td>28</td>
</tr>
<tr>
<td></td>
<td>SDC D(_0), D(_1) and D(_2), ultimate design wind speed &lt; 140 mph</td>
<td>32</td>
</tr>
<tr>
<td>PFH</td>
<td>Supporting roof only</td>
<td>24</td>
</tr>
<tr>
<td></td>
<td>Supporting one story and roof</td>
<td>24</td>
</tr>
<tr>
<td>PFG</td>
<td>24</td>
<td>27</td>
</tr>
<tr>
<td>CS-G</td>
<td>24</td>
<td>27</td>
</tr>
<tr>
<td>CS-PF</td>
<td>SDC A, B and C</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>SDC D(_0), D(_1) and D(_2)</td>
<td>24</td>
</tr>
</tbody>
</table>

Adjacent clear opening height (Inches)

| Height ≤ 64 | 24 | 27 | 30 | 33 | 36 |
| 68 | 26 | 27 | 30 | 33 | 36 |
| 72 | 27 | 27 | 30 | 33 | 36 |
| 76 | 30 | 29 | 30 | 33 | 36 |
| 80 | 32 | 30 | 30 | 33 | 36 |
| 84 | 35 | 32 | 32 | 33 | 36 |
| 88 | 38 | 35 | 33 | 33 | 36 |
| 92 | 43 | 37 | 35 | 35 | 36 |
| 96 | 48 | 41 | 38 | 36 | 36 |
| 100 | — | 44 | 40 | 38 | 38 |
| 104 | — | 49 | 43 | 40 | 39 |
| 108 | — | 54 | 46 | 43 | 41 |
| 112 | — | — | 50 | 45 | 43 |
| 116 | — | — | 55 | 48 | 45 |
| 120 | — | — | 60 | 52 | 48 |
| 124 | — | — | — | 56 | 51 |
| 128 | — | — | — | 61 | 54 |
| 132 | — | — | — | — | 66 |
| 136 | — | — | — | — | 62 |
| 140 | — | — | — | — | 66 |
| 144 | — | — | — | — | 72 |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.

a. Linear interpolation shall be permitted.

b. Use the actual length where it is greater than or equal to the minimum length.

c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.7, but wall height shall be permitted to be increased to 12 feet with pony wall.

d. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.

e. Maximum opening height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.
Section R602.10.2.3 of the CRC is amended to read as follows:

R602.10.2.3 Minimum number of braced wall panels. Braced wall lines with a length of 16 feet (4877 mm) or less shall have a minimum of two braced wall panels of any length or one braced wall panel equal to 48 inches (1219 mm) or more. Braced wall lines greater than 16 feet (4877 mm) shall have a minimum of two braced wall panels. No braced wall panel shall be less than 48 inches in length in Seismic Design Category D₀, D₁, or D₂.

Figure R602.10.6.4 of the CRC is amended to read as follows:

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION
Section R606.4.4 of the CRC is amended to read as follows:

R606.4.4 Parapet walls.
Unreinforced solid masonry parapet walls shall not be less than 8 inches (203 mm) thick and their height shall not exceed four times their thickness. Unreinforced hollow unit masonry parapet walls shall be not less than 8 inches (203 mm) thick, and their height shall not exceed three times their thickness. Masonry parapet walls in areas subject to wind loads of 30 pounds per square foot (1.44 kPa) or located in Seismic Design Category D0, D1 or D2, or on townhouses in Seismic Design Category C shall be reinforced in accordance with Section R606.12.

Section R606.12.2.2.3 of the CRC is amended to read as follows:

R606.12.2.2.3 Reinforcement requirements for masonry elements.
Masonry elements listed in Section R606.12.2.2.2 shall be reinforced in either the horizontal or vertical direction as shown in Figure R606.11 (3) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of at least one No. 4 bar spaced not more than 48 inches (1219 mm). Horizontal reinforcement shall be provided within 16 inches (406 mm) of the top and bottom of these masonry elements.

2. Vertical reinforcement. Vertical reinforcement shall consist of at least one No. 4 bar spaced not more than 48 inches (1219 mm). Vertical reinforcement shall be within 8 inches (406mm) of the ends of masonry walls.

Exception of Section R602.3.2 and Table R602.3.2 of the CRC is amended to read as follows:

R602.3.2 Single top plate
Exception: In other than Seismic Design Category D0, D1 or D2, a single top plate used as an alternative to a double top plate shall comply with the following:

1. The single top plate shall be tied at corners, intersecting walls, and at in-line splices in straight wall lines in accordance with Table R602.3.2.
2. The rafters or joists shall be centered over the studs with a tolerance of not more than 1 inch (25 mm).
3. Omission of the top plate is permitted over headers where the headers are adequately tied to adjacent wall sections in accordance with Table R602.3.2.
<table>
<thead>
<tr>
<th>CONDITION</th>
<th>TOP-PLATE SPICE LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Corners and intersecting walls</td>
</tr>
<tr>
<td></td>
<td>Splice plate size</td>
</tr>
<tr>
<td>Structures in SDC A-C; and in SDC D, D₁, and D₂ with braced wall line spacing less than 20 feet</td>
<td>3&quot; × 6&quot; × 0.036&quot; galvanized steel plate or equivalent</td>
</tr>
<tr>
<td>Structures in SDC D, D₁, and D₂ with braced wall line spacing greater than or equal to 20 feet</td>
<td>2&quot; × 8&quot; by 0.036&quot; galvanized steel plate or equivalent</td>
</tr>
</tbody>
</table>

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
Section R803.2.4 is added to Chapter 8 of the CRC to read as follows:

R803.2.4 Openings in horizontal diaphragms.
Openings in horizontal diaphragms shall conform with Section R503.2.4.

Section R1001.3.1 of the CRC is amended to read as follows:

R1001.3.1 Vertical reinforcing.
For chimneys up to 40 inches (1016 mm) wide, four No. 4 continuous vertical bars adequately anchored into the concrete foundation shall be placed between wythes of solid masonry or within the cells of hollow unit masonry and grouted in accordance with Section R609. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches (1016 mm) wide, two additional No. 4 vertical bars adequately anchored into the concrete foundation shall be provided for each additional flue incorporated into the chimney or for each additional 40 inches (1016 mm) in width or fraction thereof."

SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not
affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ___ day of ________, 2016.

Suzanne Fuentes, Mayor

APPROVED AS TO FORM

Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the ___ day of ______________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ___ day of ______________, 2016, and the same was so passed and adopted by the following vote:
AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

Tracy Weaver, City Clerk
ATTACHMENT 3

DRAFT ORDINANCE

Adopting 2016 California Electrical Code,
ORDINANCE NO. __________

AN ORDINANCE ADOPTING THE 2016 EDITION OF THE CALIFORNIA ELECTRICAL CODE ("CEC") AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on ________________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing; and

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the California Electrical Code ("CPC") with the changes set forth in this Ordinance.

SECTION 2: Title 13, Chapter 3 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

"CHAPTER 3

ELECTRICAL CODE

13-3-1: ADOPTION OF CALIFORNIA ELECTRICAL CODE, 2016 EDITION.

Pursuant to California Government Code §§ 50022.1 to 50022.8, the California Electrical Code, 2016 Edition, published at Title 24, Part 3, of the California Code of Regulations, including Annexes A thru J ("CEC") is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CEC, is on file in the office of the Building Official and is available for public inspection as required by law."
SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ___ day of _________, 2016.
APPROVED AS TO FORM

Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the _____ day of _____________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the _____ day of _____________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tracy Weaver, City Clerk
ATTACHMENT 4
DRAFT ORDINANCE
Adopting 2016 California Mechanical Code with amendments
ORDINANCE NO. _________

AN ORDINANCE ADOPTING THE 2016 EDITION OF THE CALIFORNIA MECHANICAL CODE ("CMC") WITH AMENDMENTS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION.

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on ______________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing;

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the California Mechanical Code ("CMC") with the changes set forth in this Ordinance; and

F. Additional amendments have been made to Codes are found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City.

SECTION 2: Title 13, Chapter 4 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

"CHAPTER 4

MECHANICAL CODE

13-4-1: ADOPTION OF CALIFORNIA MECHANICAL CODE, 2016 EDITION."
Pursuant to California Government Code § 50022.1 to 50022.8, the California Mechanical Code, 2016 Edition, published at Title 24, Part 4, of the California Code of Regulations, including Appendices A through G ("CMC") is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CMC, is on file in the office of the Building Official and is available for public inspection as required by law."

13-4-1: AMENDMENTS TO THE CODE.

Section 107.0 of the CMC is hereby amended as follows:

CMC Section 107.0, Board of Appeals, is deleted in its entirety. The 2016 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CMC.

Section 104.0 of the CMC is hereby amended to read as follows:

CMC Section 104.0 Permits, is deleted in its entirety. The 2016 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CMC.

Section 104.5 of the CMC is hereby amended to read as follows:

CMC Section 104.5 Fees, is deleted in its entirety. The 2016 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CMC.

SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.
SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ___ day of __________, 2016.

Suzanne Fuentes, Mayor

APPROVED AS TO FORM

Mark D. Hensley, City Attorney

ATTEST:
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the ______ day of ____________________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ______ day of ____________________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____________________
Tracy Weaver, City Clerk
ATTACHMENT 5

DRAFT ORDINANCE

Adopting 2016 California Plumbing Code with amendments
ORDINANCE NO. 

AN ORDINANCE ADOPTING THE 2016 EDITION OF THE CALIFORNIA PLUMBING CODE ("CPC") WITH AMENDMENTS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION.

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on ________________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing;

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the California Plumbing Code ("CPC") with the changes set forth in this Ordinance; and

F. Additional amendments have been made to Codes are found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City.

SECTION 2: Title 13, Chapter 5 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

"CHAPTER 5

PLUMBING CODE

13-5-1: ADOPTION OF CALIFORNIA PLUMBING CODE, 2016 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the
California Plumbing Code, 2016 Edition, published at Title 24, Part 5, of the California Code of Regulations, including Appendices A, B, D, I, and L ("CPC") is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CPC, is on file in the office of the Building Official and is available for public inspection as required by law.

13-5-2: AMENDMENTS TO THE CODE.

Section 107.0 of the CPC is hereby amended to read as follows:

CPC Section 107.0, Board of Appeals, is deleted in its entirety. The 2016 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CPC.

Section 103.3 of the CPC is amended to read as follows:

CPC Section 104.4 Permit Issuance, is deleted in its entirety. The 2016 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CPC.

Section 104.5 of the CPC is hereby amended to read as follows:

CPC Section 104.5 Fees, is deleted in its entirety. The 2016 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CPC.

SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or
preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ___ day of __________, 2016.

________________________________________
Suzanne Fuentes, Mayor

APPROVED AS TO FORM

________________________________________
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )
I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the ______ day of __________________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ______ day of _________________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

________________________________________
Tracy Weaver, City Clerk
ATTACHMENT 6
DRAFT ORDINANCE
Adopting 2016 California Energy Code
ORDINANCE NO. __________

AN ORDINANCE ADOPTING THE 2016 EDITION OF THE CALIFORNIA ENERGY CODEx (“CEC”) AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on ________________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing; and

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the California Energy Code (“CEC”) with the changes set forth in this Ordinance.

SECTION 2: Title 13, Chapter 6 of the El Segundo Municipal Code (“ESMC”) is amended in its entirety to read as follows:

“CHAPTER 6

ENERGY CODE

13-6-1: ADOPTION OF CALIFORNIA ENERGY CODE, 2016 EDITION.

Pursuant to California Government Code §§ 50022.1 to 50022.8, the California Energy Code, 2016 Edition, published at Title 24, Part 6, of the California Code of Regulations. One true copy of the CEC, is on file in the office of the Building Official and is available for public inspection as required by law.”
SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.
PASSED AND ADOPTED this ___ day of ________, 2016.

__________________________
Suzanne Fuentes, Mayor

APPROVED AS TO FORM

__________________________
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the _____ day of __________________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the _____ day of __________________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

__________________________
Tracy Weaver, City Clerk
ATTACHMENT 7
DRAFT ORDINANCE

Adopting 2015 International Property Maintenance Code with amendments
ORDINANCE NO. __________

AN ORDINANCE ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE ("IPMC") WITH AMENDMENTS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on _____________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing;

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the International Property Maintenance Code ("IPMC") with the changes set forth in this Ordinance; and

F. Additional amendments have been made to Codes are found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City.

SECTION 2: Title 13, Chapter 7 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

"CHAPTER 7

PROPERTY MAINTENANCE CODE

13-7-1: ADOPTION OF INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the
International Property Maintenance Code ("IPMC"), 2015 Edition, promulgated and published by the International Code Council, including Appendix A, is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the IPMC, is on file in the office of the Building Official and is available for public inspection as required by law."

Section 13-7-2: AMENDMENTS TO THE CODE:

Section [A]111.2 of the IPMC is hereby amended to read as follows:

IPMC Section [A] 111.2 Membership of board, is deleted in its entirety. The 2016 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the IPMC.

Sections [A]111.2.1 through [A]111.8 of the IPMC are hereby deleted."

SECTION 3: Section 13-7-3 of the ESMC is hereby deleted.

SECTION 4: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 5: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the
provisions of this Ordinance are severable.

SECTION 8: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 9: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 11: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ____ day of _________, 2016.

__________________________
Suzanne Fuentes, Mayor

APPROVED AS TO FORM

__________________________
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO  )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the _____ day of ________________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the _____ day of ____________________, 2016, and the same was so passed and adopted by the following vote:
AYES:
NOES:
ABSENT:
ABSTAIN:

Tracy Weaver, City Clerk
ATTACHMENT 8
DRAFT ORDINANCE
Adopting 2015 International Pool and Spa Code with amendments
ORDINANCE NO. __________

AN ORDINANCE ADOPTING THE 2015 EDITION OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE ("ISPSC") AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION

The Council of the City of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on ______________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing;

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the International Swimming Pool and Spa Code ("ISPSC") with the changes set forth in this Ordinance; and

F. Additional amendments have been made to Codes are found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City.

SECTION 2: Title 13, Chapter 8 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

“CHAPTER 8

SWIMMING POOL AND SPA CODE

13-8-1: ADOPTION OF INTERNATIONAL SWIMMING POOL AND SPA CODE, 2015 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the
International Swimming Pool and Spa Code ("ISPSC"), 2015 Edition, promulgated and published by the International Code Council, including Appendices A through D, is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the ISPSC, is on file in the office of the Building Official and is available for public inspection as required by law.

13-8-2: AMENDMENTS TO THE CODE:

Section [A]108.2 Membership of board, is deleted in its entirety. The 2016 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the ISPSC."

SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption
of this Ordinance; cause it to be entered into the City of El Segundo's book of original
ordinances; make a note of the passage and adoption in the records of this meeting; and,
within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be
published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified
copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ____ day of _________, 2016.

Suzanne Fuentes, Mayor

APPROVED AS TO FORM

Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole
number of members of the City Council of said City is five; that the foregoing Ordinance
No. was duly introduced by said City Council at a regular meeting held on the ____ day
of ________________, 2016, and was duly passed and adopted by said City Council,
approved and signed by the Mayor, and attested to by the City Clerk, all at a regular
meeting of said Council held on the ____ day of ________________, 2016, and the
same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tracy Weaver, City Clerk
ATTACHMENT 9
DRAFT ORDINANCE
Adopting 2016 California Fire Code with amendments
ORDINANCE NO. 

AN ORDINANCE ADOPTING THE 2016 EDITION OF THE CALIFORNIA FIRE CODE; CHAPTERS 1, DIVISION 2, 3, AND 4, AND SECTIONS 503, 510.2 AND 1103.2 OF THE INTERNATIONAL FIRE CODE, 2015 EDITION; AND AMENDING SUCH CODES BASED UPON LOCAL CLIMATIC, TOPOGRAPHICAL, AND GEOLOGICAL CONDITIONS; AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH CHANGES.

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. 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. After due consideration, the City Council finds and determines that due to these local climatic, geological, or topographical conditions that amendments, additions, and deletions to the California Fire Code, 2016 Edition, are reasonably necessary to provide sufficient and effective levels of fire safety for the protection of life, health and property. Specifically, these amendments are made as follows:

1. IFC § 503 - Provides a means of ensuring that fire department access to buildings and fire hydrants is provided uniformly in the City during periods of low humidity and high winds, potential seismic activity, or in areas of restricted access present in the City.

2. CFC § 505.1, 507.5.1.1 - Provides a means of ensuring that fire department access to buildings and fire hydrants is provided uniformly in the City during periods of low humidity and high winds, potential seismic activity, or in areas of restricted access present in the City.
3. IFC §510.2 and 1103.2- Provides a means of ensuring that safe and efficient firefighting operations are conducted in buildings with limited radio reception during periods of low humidity and high winds, potential seismic activity, or in areas of restricted access present in the City.

4. CFC § 605.11.1.2.2 – 605.11.1.2.5 - Provides roof access on residential structures for firefighter smoke and heat ventilation operations that will provide adequate protection during periods of low humidity and high winds, potential seismic activity, or in areas of restricted access present in the City.

5. CFC § 901.4.7 - 907.6.5 Provides a means of ensuring that fire protection systems are installed and maintained in a manner that will provide adequate protection during periods of low humidity and high winds, potential seismic activity, or in areas of restricted access present in the City.

6. CFC 903.3.5.3. Requires that fire sprinkler systems are designed to allow for water reduction during periods of low humidity and high winds, potential seismic activity, or in areas of restricted access present in the City.

7. CFC § 915.1 - 915.8.2.6. Requires the installation of fire protection and life safety equipment in new mid-rise buildings/structures that increase the fire and life safety of the structures/buildings in order to provide adequate fire protection during periods of low humidity and high winds, potential seismic activity, or in areas of restricted access present in the City.

8. CFC § 1031.10. Requires fire escapes to be kept clear, maintained and an annual inspection by a certified individual to ensure the fire escapes are operable due to potential seismic activity.

9. CFC § 5601.1.3, 5601.7 and 5601.7.1. Prohibits the general use of fireworks, including “Safe and Sane” fireworks and authorizes the fire code official to confiscate fireworks in order to reduce the danger from fire during periods of low humidity and high winds, potential seismic activity, or in areas of restricted access present in the City.

10. CFC Appendix B § B105.2. Reduces the available fire flow reduction to 50 percent to increase site available fire flow to
provide adequate fire protection and life safety during periods of low humidity and high winds, potential seismic activity, or in areas of restricted access present in the City.

SECTION 2: Title 13, Chapter 9 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

"CHAPTER 9
13-9-2: FIRE CODE

13-09-01 ADOPTION OF CODES.
13-09-02 AMENDMENTS, ADDITIONS, AND DELETIONS.
13-09-03 ADDING APPENDIX M TO THE CFC.
13-09-04 GEOGRAPHICAL LIMITS.

13-09-01 ADOPTION OF CODES.

Pursuant to California Government Code §§ 50022.1 to 50022.8, the City adopts and incorporates by reference the California Fire Code, 2016 Edition ("CFC"), including Appendixes A, B, and C published drafted and published by the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington DC, 20001-2070 and the California Building Standards Commission, 2525, Natoma Park Drive, Suite 130, Sacramento, California 95833. The City also adopts and incorporates by reference Chapters 1, Division 2, 3, 4, and Section 503, 510.2 and 1103.2 of the International Fire Code, 2016 Edition, published by the International Code Council, not included in the California Building Standards Code, as modified and amended by this chapter. Should the changes set forth below conflict with the provisions of any other locally adopted code, these changes will prevail. The CFC and the IFC will apply to all occupancies within the City's jurisdiction. One (1) true copy of each code is on file with the City Clerk and is available for public inspection as required by law.

13-09-02: AMENDMENTS, ADDITIONS AND DELETIONS.

After due consideration, the City Council has found that as a result of existing local climatic, geological, or topographical conditions that amendments, additions, and deletions to the CFC are reasonably necessary to provide sufficient and effective levels of fire safety for the protection of life, health and property. Therefore, the CFC is amended, added to, or deleted from, as set forth below:

§ 104.10.2 Technical assistance. When there is a fire, explosion, hazardous materials incident or other potential life or serious property threatening situation, the fire code official can request the owner to or operator to hire a private fire
protection or hazardous materials investigator, acceptable to the fire code official and at the expense of the owner or operator, to provide a full report of the incident, including, without limitation, such matters as origin, cause, circumstances or proposed solution to the problem.

§ 104.11.4 Financial Responsibility. Any person who personally, or through another, willfully, negligently, or in violation of law, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him/her to escape from his/her control, allows any hazardous material to be handled, stored, disposed of or transported in a manner not in accordance with this Code, State law or nationally recognized Standards, allows any hazardous material to escape from his/her control, allows continuation of a violation of this Code is liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident, and such expense will be a charge against that person.

§ 105.2 Application for Permit. Applications for permits will be made to the fire prevention office in such form and detail as prescribed by the fire code official. Applications for permits must be accompanied by such plans as required by the fire code official. Any applicable permit fees must be paid at the time of application for the permit.

§ 105.6.50 Battery systems. To install or operate stationary storage battery systems having a liquid capacity of more than 50 gallons (189 L) for flooded lead acid, nickel cadmium (NiCad) and valve-regulated lead acid (VRLA), or 1,000 pounds (454 kg) for lithium-ion, used for facility standby power, emergency power or uninterruptible power supplies. See Section 608.

§ 105.6.51 Woodworking. To operate a business which conducts woodworking, or operates as a cabinet shop or other similar purposes.

§ 105.7.13 Rooftop obstructions. A construction permit is required to install or modify rooftop gardens or landscaped roofs.

§ 106.2.1 Inspection requests. It is the duty of the holder of the permit or their duly authorized agent to notify the fire code official when work is ready for inspection. It is the duty of the permit holder to provide access to and means for inspection of such work that are required by this code. Every request for inspection must be filed not less than two working days before such inspection is desired. Such request may be in writing or by telephone.

§ 108.4 Filing fee and application. The City will assess a fee in an amount set by resolution at the time that an appellant files an appeal of any order, decisions, or determination made by the fire code official relative to the application and interpretation of this Code. The fee is refundable should the appellant prevail in a decision by the Board. The appeal must be taken by filing a written notice of appeal, in
letterform, to the Board of Appeals. The Board’s decision constitutes the City’s final decision.

§ 109.4 Violation penalties. Persons who violate a provision of this code or fail to comply with any of its requirements or who erects, installs, alters, repairs or does work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, is guilty of a misdemeanor, punishable by a fine of not more than $1,000 dollars or by imprisonment not exceeding 6 months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served constitutes a separate offense.

§ 202 GENERAL DEFINITIONS are amended to add and/or modify the following definitions to read as follows:

"Building Access" means an exterior door opening conforming to all of the following:

1. Suitable and available for fire department use, opening onto or adjacent to a public way or a fire department access road as described in Section 902.

2. Located not more than 2 feet (609.6 mm) above adjacent ground level.

3. Leading to a space, room or area having foot traffic communication capabilities with the remainder of the building.

4. Designed to permit access with the use of keys available in an approved key lock box.

"Fire Code Official" is the Fire Chief or a duly authorized representative.

"Low-Rise Building" is any building that is less than four stories in height from the lowest level of fire department access. Measurement will be from the topside of the highest floor level that can be occupied to the lowest floor level of building access, as defined in Section 202.

"Mid-Rise Building" is any building having space used for human occupancy four complete stories or more in height while being 75 feet (22,860 mm) or less in height and not defined as a high-rise building by Section 202. Measurement will be from the topside of the highest floor level that can be occupied to the lowest floor level of-building access, as defined in Section 202.
§ 308.1.4 Open-flame cooking devices. is deleted

§ 311.5 Placards. is deleted

§ 503 Fire Apparatus Access Roads is adopted with the following amendments:

§ 503.1.1 Buildings and facilities. Approved fire apparatus access roads must be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road must comply with the requirements of this section and extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official has the authority to designate fire apparatus access roads on private property.

Exception: The fire code official is authorized to increase to dimension of 150 feet (45,720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

3. There are not more than two Group R-3 or Group U occupancies.

§ 503.2.1 Dimensions. Fire apparatus access roads must have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4572 mm).

Exception:

1. When serving only one Group R, Division 3 or Group U Occupancy the unobstructed width of the access road may be 12 feet (3658 mm).

§ 503.2.1.1 Access roads with vehicle parking. No access roads can be less than 32 feet (9754 mm) in width if the vehicle parking is permitted on one side of the access road and not less than 40 feet (12, 192 mm) if vehicle parking is permitted on both sides of the access road. To permit the free passage of vehicles, access roads designated for vehicle parking on only one side must have
signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway.

§ 503.2.1.2 Road divider. An access road divider into separate adjacent one-way traffic lanes by a curbed divider or similar obstacle must not be less than 15 feet (4572 mm) in unobstructed width on each side of the divider.

§ 503.2.4 Turning radius. The inside turning radius of a fire apparatus access road must be a minimum of 60 feet, outside and 40 feet, inside.

§ 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads cannot be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 must be maintained at all times. Speed bumps and speed humps must be approved before installation.

§ 505.1 Address numbers. Approved address numbers and letters must be placed on all new and existing buildings and units in such a location as to be plainly visible and legible from the street or road fronting such buildings and units. Numbers and letters must be at least four (4) inches in height for residential, six (6) inches in height for commercial, and twelve (12) inches in height for industrial buildings and units and may not be located on doors or other areas that can be obstructed from view. The numbers and letters will be in a color that contrasts with their background and must be in the City's approved numbering sequence. Residential, commercial and industrial buildings and units that are served by an alley or a fire apparatus access roadway to the rear of the building must also have approved address numbers and letters posted in a visible location near the primary door to the alley or a fire apparatus access roadway. Address identification shall be maintained.

§ 505.1.1 Directory. For complexes and large buildings, a directory or premises map with approved addressing must be installed and maintained at a location and in format as approved by the fire code official.

§ 507.5.1.1 Hydrant for sprinkler systems and standpipe systems. Buildings equipped with a an automatic sprinkler system or a standpipe system installed in accordance with Sections 903 or 905 must have a fire hydrant within 80 feet of the fire department connection.

Exception: The distance may be permitted to exceed 80 feet where approved by the fire code official.

§ 510.2 Emergency responder radio coverage in existing buildings. is adopted.
§ 605.11.1.2.2 Hip Roof Layouts. Panels and modules installed on Group R-3 buildings with hip roof layouts shall be located in a manner that provides a minimum 3-foot-wide (914 mm) clear perimeter around the edges of the roof. The access pathway shall be capable of supporting the firefighters accessing the roof.

§ 605.11.1.2.3 Single ridge roof layout. Panels and modules installed on Group R-3 buildings with a single ridge roof layouts shall be located in a manner that provides a minimum 3-foot-wide (914 mm) clear perimeter around the edges of the roof. The access pathway shall be capable of supporting the firefighters accessing the roof.

§ 605.11.1.2.5 Allowance for smoke ventilation operations. Panels and modules installed on Group R-3 buildings shall be not less than 1 foot from the ridgeline, and shall be located on only one side of any ridge to allow for smoke ventilation operations on the opposing side.

Exception:

1. Where solar panels are located a minimum of 5 feet from the ridge on the opposing side.

2. Where alternative means of allowance for smoke ventilation operations have been approved by the fire chief.

§ 901.4.7 Partial fire sprinkler systems. Where in this Code or the Building Code a partial fire sprinkler system is required, the fire sprinkler system must be installed, modified or extended to protect the entire building or structure.

§ 901.11 Problematic systems. In the event of a failure of a fire protection system or 2 or more alarms in a week where the fire code official finds no evidence of a situation requiring a response, the fire code official is authorized to require the building owner or occupant to provide a fire watch until the system is repaired. Fire watch personnel must be provided with at least one approved means for notification of the Fire Department and their only duty is to perform constant patrols of the protected premises and keep watch for fires.

§ 903.2.11.3 Building 4 stories or more in height. An automatic sprinkler system must be installed throughout all buildings having usable floor area four stories or more above grade, or buildings attached thereto.

Exceptions:

1. Airport control towers
2. Open parking structures.
3. Occupancies in Group F-2.
§ 903.2.20 Structures in the Smoky Hollow Specific Plan Area. An automatic sprinkler system must be provided throughout every facility or building hereafter constructed within the Smoky Hollow Specific Plan Area.

§ 903.3.1.2.2 Protection of attached garages. Residential occupancies protected by an automatic sprinkler system in accordance with NFPA 13R must have automatic sprinklers installed in attached garages and in other areas as required by the fire code official.

§ 903.3.1.3.1 Protection of attached garages. Residential occupancies protected by an automatic sprinkler system in accordance with NFPA 13D must have automatic sprinklers installed in attached garages and in other areas as required by the fire code official.

§ 903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

§ 903.3.8 Shutoff valves. Sprinkler shut off valves are required on each floor of buildings three stories or greater in height.

§ 903.4.2. Alarms. One exterior approved audible and visible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm device shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

§ 903.4.2.1 Exterior audible and visible alarm notification shall be provided on NFPA 13, NFPA 13R and NFPA 13D systems.

§ 905.5.3 Intentionally blank.

§ 907.6.5 Monitoring. All fire alarm and detection systems must be monitored by an approved central station as defined in NFPA 72. A (UL) Underwriters Laboratories Certificate or (FM) Factory Mutual Placard must be provided and maintained by a UL Listed or FM Approved fire alarm contractor who provides runner service in accordance with the 2013 Edition of NFPA 72, Chapter 26 for all newly installed fire alarm systems in commercial occupancies.

Exception. Supervisory service is not required for:

1. Single and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group 1-3 occupancies.
3. Automatic sprinkler systems in one and two-family dwellings.

SECTION 915 MID-RISE BUILDINGS

SECTION 915.1 General

§ 915.1.1 Scope. In addition to other applicable provisions of this code, other laws and regulations, and any policies of the fire code official, the provisions of this article apply to every mid-rise building, of any type construction, newly constructed after the adoption of this Code, or which undergoes a complete renovation that requires the complete vacancy of the building.

Exceptions: The following structures, while defined as mid-rise buildings, are not subject to this article:

1. Buildings used exclusively as open parking garage;

2. Buildings where all floors above the third floor (9,144 mm) level are used exclusively as open parking garage;

1. Buildings such as power plants, lookout towers, steeples, grain houses, and similar structures with non-continuous human occupancy, when so determined by the fire code official;

2. Buildings used exclusively for jails, prisons and hospitals.

§ 915.1.2 Definitions. For definitions of MID-RISE BUILDING and BUILDING ACCESS, see Section 202.

§ 915.2 Building Access.

§ 915.2.1 Building Access. Building access must be provided and approved by the fire code official.

§ 915.3 Fire and Life Safety Requirements.

§ 915.3.1 Automatic Fire Sprinklers. Every mid-rise building must be protected throughout by an automatic fire sprinkler system that is designed and installed in conformance with NFPA 13. A shut-off valves and a water flow alarm device must be provided for each floor.

§ 915.3.2 Standpipes. Every mid-rise building must be provided with a class I standpipe system in each required stairway. The standpipe system must be interconnected with the fire sprinkler system. The system must consist of 2% inch hose valves provided for each floor level above or below grade. Two hose outlets
must also be located on the roof, outside of each stair shaft enclosure that penetrates the roof. Hose connections must be located in the exit vestibule, unless otherwise approved by the fire code official.

§ 915.3.3 Smoke Detection. Smoke detectors must be provided in accordance with this section. Smoke detectors must be connected to an automatic fire alarm system installed in accordance with NFPA 72. The actuation of any detector required by this section will operate the emergency voice alarm signaling system and will place into operation all equipment necessary to prevent the circulation of smoke through air return and exhaust ductwork.

§ 915.3.3.1 Location. Smoke detectors must be located as follows:

1. In every elevator machinery room and in all elevator lobbies. Elevator lobby detectors must be connected to an alarm verification zone or be listed as a releasing device.

2. In the main return-air and exhaust-air plenum of each air-conditioning system. Such device must be located in a serviceable area downstream of the last duct inlet.

3. At each connection to a vertical duct or riser serving two or more stories from a return-air duct or plenum of an air-conditioning system. In Group R-1 and R-2 Occupancies, an approved smoke detector may be used in each return-air riser carrying not more than 5,000 cubic feet per minute and serving not more than 10 air inlet openings.

4. For Group R-1 and R-2 Occupancies, in all corridors serving as a means of egress for an occupant load for 10 or more.

§ 915.3.4 Smoke Control. A passive or active smoke control system must be provided for all mid-rise buildings whenever a complete floor is in excess of 55 feet (16.764 mm) from the lowest point of Fire Department access. Such system must be mechanical and must be designed, installed and tested to be in compliance with Section 909.

§ 915.3.5 Fire Alarm System. An approved and listed, automatic and manual, fully addressable and electronically supervised fire alarm system must be provided in conformance with this code and any policies of the Fire Prevention Division.

§ 915.3.6 Emergency voice alarm signaling system. The operation of any automatic or manual fire alarm initiating device must automatically sound an alert tone followed by a pre-recorded voice instruction giving appropriate information and direction on a general or selective basis to entire building, occupied and
normally non-occupied areas.

§ 915.3.6.1 Pre-recorded instructions. The content of the voice alarm instruction must be approved by the El Segundo Fire Department.

§ 915.3.6.2 Manual override. A manual override for emergency voice communication must be provided for all paging zones.

§ 915.4 Central Control Station.

§ 915.4.1 General. A central control station room for fire department-operations must be provided. The location and accessibility of the central control station room must be approved by the fire department. The room must be separated from the remainder of the building by not less than one-hour, fire resistive occupancy separation. The room must be a minimum of 200 square feet with a minimum dimension of 8 feet. It must contain the following as a minimum:

1. The voice alarm and public address panels.
2. The fire alarm annunciator panel.
3. Elevator annunciator panel when the building exceeds 55 feet in height
4. Status indicators and controls of air handling systems.
5. Controls for unlocking stairwell doors.
6. Annunciator panels for emergency and stand-by power status.
7. Annunciator panels for fire pump status.
8. Complete building plans set.
10. Elevator control switches for switching of emergency power.

§ 915.4.2 Annunciation identification. Control panels in the central control station must be permanently identified as to function. Water flow, automatic fire detection and manually activated fire alarms, supervisory and trouble signals must be monitored by an approved, UL listed Central Monitoring Station or Proprietary Monitoring Station and annunciated in the central control station by means of an audible and visual indicator. For the purposes of annunciation, zoning must be in accordance with the following:

1. When the system serves more than one building, each building must be considered separately.
2. Each floor must be considered a separate zone.
3. When one or more risers serve the same floor, each riser must be considered a separate zone.

§ 915.5 Elevators.
§ 915.5.1 Standards. Elevators and elevator lobbies must be provided and must comply with the California Building Code and the following:

§ 915.5.2 General. At least one elevator cab must be assigned for Fire Department use, which serves all floors of the building. All provisions hereinafter are in reference to said elevator cab(s).

§ 915.5.2.1 Size. The size of the elevator cab must have dimensions as specified in Section 915.5.2.1.1.

§ 915.5.2.1.1 Ambulance Stretcher. The elevator cab must be provided with adequate dimensions to accommodate an ambulance type stretcher in accordance with the provisions of Section 3002.4a.1 of California Building Code.

§ 915.6 Standby Power.

§ 915.6.1 General. An on-site standby power system conforming to the Electrical Code must be provided. In the event of failure of the normal power source, the standby power system must provide an alternate source of electrical power to serve at least the designated loads as set forth in Section 915.6.2 at full power. The system may consist of an on-site generator or a system of batteries, or both. The installation must be in accordance with this code, nationally recognized standards, and any policies of the fire code official.

§ 915.6.2 Loads. The power load requirements for sizing the standby power system must include, without limitation to the following:

1. Exit signs and exit path illumination;

2. Fire alarm system;

3. Elevator(s) assigned for fire department use;

4. Electrically driven fire pumps (if provided);

5. Smoke control systems;

6. Stairwell pressurization;

7. Lighting circuits supplying all elevator cabs, elevator lobbies, generator room, fire pump room, and other areas designated by the fire code official.

§ 915.6.3 Fuel Supplies. On-site fuel supplies for prime movers of a standby power generator must be sufficient for at least 48 hours at the generator's listed full load. Where fuel supplies require automatic transfer into a primary tank from
a secondary fuel storage tank, the fuel transfer system must be provided with redundant fuel pumps to insure reliability. The fuel supply tank provided must be capable of storing at least 200% of the calculated amount of fuel needed.

§ 915.7 Emergency Electrical System

§ 915.7.1 General. Electrical systems and equipment specified in Section 915.6 are classed as emergency systems and must be installed in accordance with this code, NFPA 110, NFPA 111 and policies of the fire code official. Such systems must operate within 10 seconds of failure to normal power supply. Such emergency power supply may be separate from the standby power required for fire pumps and elevators assigned for fire department use.

§ 915.7.2 Emergency Systems. The following are classed as emergency systems:

1. Exit signs and means of egress illumination

2. Fire alarm system

3. Fire detection system

4. Sprinkler alarm system

5. Elevator cab lighting

6. Smoke control systems.

§ 915.8 Means of Egress

§ 915.8.1 General. Means of egress must comply with the provisions of Section 915.8.

§ 915.8.1 Stairway enclosures. All stairways used for exiting must be protected by an exit enclosure designed in accordance with the California Building Code, Section 1020.1 and this Section.

§ 915.8.2.1 Construction. Construction of stairway enclosures must in accordance with the California Building Code, Section 4005.3.3.2.

§ 915.8.2.2 Extent of Enclosure. Stairway enclosures must be continuous and must fully enclose all portions of the stairway. Exit enclosure must exit directly to the exterior of the building or include an exit passageway on the ground floor, leading to the exterior of the building. Each exit enclosure must extend completely through the roof and be provided with a door that leads onto the roof.
§ 915.8.2.3 Openings and Penetrations. Openings and Penetrations must be as specified in the California Building Code, Section 4020.1.41023.4 and 1023.5.

§ 915.8.2.4 Pressurized Enclosures. A pressurized stairway enclosure must be provided for all mid-rise buildings whenever a complete floor is in excess of 55 feet (16.764 mm) from the lowest point of Fire Department access. The pressurized stairway must be designed and pressurized as specified in the California Building Code, Section 909.20.

§ 915.8.2.4.1 Vestibules. Pressurized stairway enclosures, serving Mid-Rise buildings must be provided with a pressurized entrance vestibule on each floor that complies with the California Building Code, Section 909.20.

§ 915.8.2.4.1.1 Vestibule Size. Vestibule size must be not less than 44 inches in width and not less than 72 inches in the direction of travel.

§ 915.8.2.4.1.2 Vestibule Construction. Vestibules must have walls, ceilings and floors of not less than two-hour fire resistant construction.

§ 915.8.2.4.1.3 Vestibule Doors. Vestibule doors must comply with California Building Code, Section 909.20.

§ 915.8.2.4.1.4 Pressure Differences. The minimum pressure difference within a vestibule must comply with California Building Code, Section 909.20.

§ 915.8.2.4.1.5 Standpipes. Fire Department standpipe connections and valves serving the floor must be within the vestibule and located in a manner so as not to obstruct egress when hose lines are connected and charged.

§ 915.8.2.5 Locking of Stairway doors. All stairway doors that are locked to prohibit access from the stairway side must have the capability of being unlocked simultaneously, without unlatching, upon a signal from the fire control room. Upon failure of normal electrical service, or activation of any fire alarm, the locking mechanism must automatically retract to the unlocked position. Hardware for locking of stairway doors must be State Fire Marshal listed and approved by the fire code official by permit before installation. Stairway doors located between the vestibules and stairway shaft must not be locked.

§ 915.8.2.6 Communications. A telephone or other two-way communications system connected to an approved emergency service which operates continuously must be provided at not less than every third floor in each required exit stairway vestibule.

§ 1031.10 Fire escape maintenance. Fire escapes must be kept clear and unobstructed at all times, must be maintained in good working order at all times.
and must receive an annual inspection by a Los Angeles Fire Department Regulation 4 certified individual. The inspection records must remain on site for Fire Department review.

§ 1103.2 Emergency responder radio coverage is existing buildings. is adopted

§ 3304.8 Fire retardant plastic sheeting and tarpaulins. Fire retardant tarpaulins and sheeting must be used to barricade construction areas from occupied building spaces and to provide floor or wall protection in occupied buildings.

§ 5601.1.3 Fireworks. The possession, manufacture storage, sale, handling and use of fireworks are prohibited. The possession, sale, use, and/or discharge of “Safe and Sane” fireworks is prohibited.

Exceptions:
1. Storage and handling of fireworks as allowed by Section 5604.

2. Manufacture, assembly and testing of fireworks as allowed in Section 5606 and Health and Safety Code Division 11.

3. The use of fireworks for fireworks displays, pyrotechnic before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions are allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

§ 5601.7 Seizure of Fireworks. The fire code official and police authority have the authority to seize, take and remove fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19, California Code of Regulations, Chapter 6 and California Health and Safety Code, Chapter 9.

§ 5601.7.1 Financial Responsibility. See section 104.11.4 Financial Responsibility for cost recovery of enforcement of section 5609.1. Fireworks may be identified as hazardous waste by the State of California; violators shall be responsible for any disposal fees.

Appendix B § 8105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings is specified in Table 8105.1

Exception: A reduction in required fire-flow up to 50 percent, as approved, is allowed when the building is protected with an approved automatic sprinkler
system installed in accordance with Section 903.1.1 or 903.1.2. The resulting fire-flow must not be less than 1,500 gallons per minute (5678 U/min) for the prescribed duration as specified in Table 8105.1

SECTION N101 GENERAL

§ N101.1 Scope. These regulations apply to temporary Haunted Houses, Ghost Walks, or similar amusement uses, where decorative materials and confusing sounds and/or visual effects are present.

§ N101.2 Permits. An operational permit is required for Haunted Houses, Ghost Walks, or similar amusement uses in accordance with Appendix K101.2.

§ N101.2.1 Permit documents. The permit application must include a dimensioned site plan and floor plan.

A site plan showing the following:
1. The proximity of the event building(s) to other structures or hazardous areas.
2. The path of travel from the event building or area to the public way.
3. The location of exterior evacuation assembly points.

A floor plan showing the following:
1. Dimensions of the area being used (include total square footage, width, and types of exits, aisles, or interior exit pathways, etc.).
2. The path of travel must include the layout of any mazes, mirrors or other display items that may confuse the egress paths.
3. A brief description of what will be depicted in each room or area along the walk or course including the type of special effects to be utilized.
4. Location of exits, exit signs, and emergency lighting.
5. Location of electrical panel(s) and light switches.
6. Identification of what the normal or prior use of the structure(s) being used is (e.g., auditorium, school, church)
7. Accessible egress routes.
8. When required, areas of refuge.
9. When required by Section 318.9, fire alarm panel location, manual fire alarm boxes, and horn/strobe locations.
10. Portable fire extinguisher locations.
11. The location and fuel capacity of all generators.

§ N101.3 El Segundo Department of Planning and Building Safety approval. Approval to operate a temporary amusement haunted house or similar use or to change the approved use of an existing building, or portion thereof, for temporary amusement haunted house or similar use or to change the approved
of use of an existing building, or portion thereof, for temporary amusement
haunted house or similar use requires approved by the El Segundo Department
of Planning and Building Safety before the Fire Department's final construction
document approval and issuance of an operational permit.

SECTION N102 DEFINITIONS

§ N102.1 [CFC 202] DECORATIVE MATERIALS. All materials applied over the
building interior finish for decorative, acoustical or other effect (such as curtains,
draperies, fabrics, streamers and surface coverings) and all other materials
utilized for decorative effect (such as batting, cloth, cotton, hay, stalks, straw,
vines, leaves, trees, moss and similar items), including foam plastics and
materials containing foam plastics. Decorative materials do not include floor
coverings, ordinary window shades, interior finish and materials 0.025 inch (0.64
mm) or less in thickness applied directly to and adhering tightly to a substrate.

§ N102.2 HAUNTED HOUSE. A building or structure usually used during the
Halloween season for amusement or entertainment purposes. A Haunted House
may or may not be considered a Special Amusement Building depending on the
layout and effects employed.

§ N102.3 GHOST WALKS. Similar to Haunted Houses and may include both
indoor and outdoor areas where the means of egresses are similarly not readily
identifiable.

§ N102.4 [CBC 411.2] SPECIAL AMUSEMENT BUILDING. A special amusement
building is any temporary or permanent building or portion thereof that is occupied
for amusement, entertainment or educational purposes and that contains a device
or system that conveys passengers or provides a walkway along, around or over
a course in any direction so arranged that the means of egress path is not readily
apparent due to visual or audio distractions or is intentionally confounded or is not
readily available because of the nature of the attraction or mode of conveyance
through the building or structure.

SECTION N103 GENERAL REQUIREMENTS

§ N103.1 Allowable structures. Temporary Amusement Haunted Houses,
Ghost Walks, and similar amusement uses which meet the definition of a Special
Amusement Building can only be located in structures that comply with the
provisions for Special Amusement Buildings in accordance with the California
Building Code when the planned layout and effects employed meet the definition
of a Special Amusement Building.

§ N103.2 Tents or membrane structures. Tents and membrane structures may

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be used when in compliance with all applicable requirements of this Appendix and when the total floor area of the tent is less than 1,000 square feet and the travel distance to an exit from any location is less than 50 feet.

§ N103.3 Fire evacuation plans. A fire safety and evacuation plan that complies with Section 404 of the California Fire Code must be submitted and approved.

§ N103.4 Staffing. The event must be adequately staffed by qualified person(s) to control the occupant load and assist patrons in exiting should an evacuation become necessary. Staffing level is determined upon review of plans and may be established at the discretion of the Fire Code Official.

§ N103.5 Occupant load. Maximum occupant load must conform with Chapter 10 Table 1004.1.1. A sign stating maximum occupancy must be posted in a visible location near the entrance. The attendant(s) must control the flow of patrons so as not to exceed this limit.

§ N 103.6 Exits. Exiting must be in accordance with Chapter 10 and this Section.

1. Two exits must be provided from each room with an occupant load of 50 or more. Required exit doors shall swing in the direction of egress.
2. Illuminated exit signs must be provided at each exit serving an occupant load of 50 or more.
3. Exit doors with a lock or latch are prohibited when serving an occupant load of 50 or more unless it constitutes panic hardware.
4. When tents or membrane structures are approved for use, curtains are not be allowed to cover the exits.
5. Emergency lighting must be provided in exit pathways.
6. Exhibits and decorative materials cannot obstruct, confuse, or obscure exits, exit pathways, exit signs, or emergency lights.
7. Additional exit pathway markings, such as low level exit signs and directional exit path markings may be required.

§ N103.7 Fire protection. Temporary Amusement Haunted Houses, Ghost Walks, and similar amusement uses which meet the definition of a Special Amusement Building must be provided with fire protection systems in accordance with Appendix K103. 7.

Exception: When the total floor area of Haunted Houses or indoor portions of Ghost Walks are less than 1,000 square feet and the travel distance to an exit is less than 50 feet.

§ N103.7.1 Fire sprinkler protection. An automatic fire sprinkler system is required for Haunted Houses and indoor portions of Ghost Walks. Fire sprinkler
systems must comply with Section 903.

§ N103.7.2 Fire detection systems. An approved automatic fire detection system shall be provided in accordance with Section 907.2.12 as required for special amusement buildings.

§ N103.7.3 Alarm. Activation of any single smoke detector, the fire sprinkler system, or other automatic fire detection device shall be in accordance with Section 907.2.12.1.

§ N103.7.4 Emergency voice alarm. Special amusement buildings must provide an emergency voice/alarm communication system in accordance with Section 907.2.12.3.

§ N103.7.5 Portable fire extinguishers. See Section K103.16.

§ N103.8 Electrical. When required, a permit shall be obtained from the local Building Official.

§ N103.8.1 Extension cords. Extension cords shall be UL listed and must be appropriate for the intended use.

§ N103.8.2 Power taps. Only UL listed relocatable power taps with overcurrent protection may be used when the number of outlets provided is inadequate. Power strips must be plugged directly into the outlet, and cannot be plugged into one another in series.

§ N103.8.3 String lighting. Manufacturer's installation instructions must be followed for the maximum allowable number of string lights that can be connected. When connecting string lights together, the total amperage of all string lights must be calculated to ensure they do not exceed the amperage for the extension cord and circuit.

§ N103.8.4 Protection. All extension cords and power strips must be adequately protected from foot traffic.

§ N103.8.5 Portable generators. When portable generators are utilized, they must be diesel fuel type and located a minimum of 20 feet away from all structures.

§ N103.8.6 Additional electrical requirements. See California Fire Code Section 605 for additional electrical requirements.

§ N103.9 Decorative materials and interior finishes. Interior wall, ceiling, and floor finishes must be Class A rated in accordance with the California Building
Code. Also see California Fire Code Chapter 8.

§ N103.9.1 Decorative materials. All decorative materials must be inherently flame retardant, or be treated with a California State Fire Marshal (SFM) listed flame retardant material. If the decorative material is treated SFM listed flame retardant material by a non-SFM licensed applicator, the SFM labeled container and sales receipt must be provided to the fire code official for inspection purposes. Also see Fire Code Chapter 8.

§ N103.9.2 Flame test. Flame retardant material testing must be completed in accordance with Section 803.5 of the California Fire Code as referenced from the California Code of Regulations, Title 19, Division 1, Article 3, Section 3.21(a) and (b). Proof of testing shall be provided.

§ N103.9.3 Placement of decorative materials. Decorative materials, props and/or performer platforms cannot obstruct, confuse, or obscure exits, exit signs, exit pathways, emergency lighting or any component of fire protection systems and equipment (e.g. fire extinguishers, fire alarm systems, fire sprinklers, etc.) inside or outside the building.

§ N103.10 Smoke generators. The fire code official may restrict use of smoke-generating equipment if it is determined to be incompatible with smoke alarm(s). Care and consideration must be used with respect to smoke generator and smoke alarm locations. Smoke generator and smoke alarm locations shall be approved by the fire code official.

§ N103.11 Display of motor vehicles. Display of motor vehicles must be in accordance with Section 2402.18 of the California Fire Code.

§ N103.12 Inspections. A fire and life safety inspection must be conducted by the fire code official before any haunted house, ghost walk or special amusement building is made available for public use.

§ N103.13 Signs. "NO SMOKING" signs must be conspicuously posted at the main entrance and throughout the exhibit.

§ N103.14 Prohibited areas. Inside storage or use of flammable and/or combustible liquids, gases, and solids is prohibited. Open flames are prohibited.

§ N103.15 Maintenance. Good housekeeping must be maintained throughout exhibit and exit pathways, at all times. The means of egress system cannot be obstructed during event operations.

§ N103.16 Portable fire extinguishers. Fire extinguishers must have a minimum 2A-1OB:C rating. Fire extinguishers must be properly mounted and be visible and
accessible at all times. Clearly identify locations with signs or reflective tape. Fire extinguishers m be located within 50 feet travel distance from anywhere in the building or structure.

13-09-04: GEOGRAPHICAL LIMITS

Geographic limits referred to in certain sections of this Code are established as follows:

Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited.
The limits referred to in Sections 5704.2.9.6.1 and 5706.2.4.4 in which the storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is restricted are established as the City of El Segundo's corporate boundaries.

Exceptions: Such use is allowed in the following zoning districts:

4. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in M-1 and M-2, Zones;
5. The storage of Class II combustible liquids in aboveground tanks outside of buildings is allowed in C-0, MM, MU-N, MU-S or P-F Zones;

Establishment of limits of districts in which storage of liquefied petroleum gases is to be restricted.
The limits referred to in Section 6104.2 in which storage of liquefied petroleum gas in excess of an aggregate of 2,000 gallons water capacity is restricted are established as the City of El Segundo's corporate boundaries.

Exceptions:

1. The storage of liquefied petroleum gas in excess of an aggregate of 2,000 gallons water capacity is allowed in the M-2 Zone, when located at least one-half (1/2) mile from property zoned or designated for residential use and at least one-half (1/2) mile from existing residential development with a density greater than one (1) dwelling unit per acre and at least one-half (1/2) mile from any hotel or motel.

2. The storage of liquefied petroleum gas in excess of an aggregate of 2,000 gallons water capacity is allowed in M-1 Zone with a Conditional Use Permit issued by the Planning Department."

SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder.
(14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ____ day of __________, 2016.
Suzanne Fuentes, Mayor

APPROVED AS TO FORM

Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the _____ day of ____________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the _____ day of ____________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____________________________
Tracy Weaver, City Clerk
ATTACHMENT 10

DRAFT ORDINANCE

Adopting 2016 California Existing Building Code with amendments
ORDINANCE NO. __________

AN ORDINANCE ADOPTING THE 2016 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE ("CEBC") WITH AMENDMENTS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on ______________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing; and

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the California Existing Building Code ("CEBC") with the changes set forth in this Ordinance.

SECTION 2: Title 13, Chapter 10 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

"CHAPTER 10

EXISTING BUILDING CODE

13-10-1: ADOPTION OF CALIFORNIA EXISTING BUILDING CODE, 2016 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Existing Building Code ("CEBC"), 2016 Edition, published at Title 24, Part 10, of the California Code of Regulations, including Appendix A, Chapters A1, A3, A4, and A6, is adopted by reference, subject to the
amendments, additions and deletions set forth below. One true copy of the CEBC, is on file in the office of the Building Official and is available for public inspection as required by law."

13-10-2: AMENDMENTS TO THE CODE.

Section 1.8.8. of the CEBC is hereby amended as follows:

CEBC 1.8.8 APPEALS BOARD, is deleted in its entirety. The 2016 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CEBC.”

SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original
ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ____ day of _________, 2016.

Suzanne Fuentes, Mayor

APPROVED AS TO FORM

Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the ____ day of ____________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ____ day of ____________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

__________________________
Tracy Weaver, City Clerk
ATTACHMENT 11
DRAFT ORDINANCE
Adopting 2016 California Green Building Standards Code with amendments
ORDINANCE NO. ______

AN ORDINANCE ADOPTING THE 2016 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE ("CGBSC", "CALGreen") WITH AMENDMENTS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on _____________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing;

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt the California Green Building Standards Code ("CGBSC") with the changes set forth in this Ordinance;

F. Additional amendments have been made to Codes are found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City;

G. The specific amendments of the CGBSC that fulfill this requirement are:

1. Add CALGreen Section 101.12 Fee for Mandatory Measures
2. Add CALGreen Section 101.12.1 Fee for TIER Measures
3. Amend CALGreen Section 202 Sustainability Definition
4. Amend CALGreen Section 301.1 Scope
5. Amend CALGreen Section 301.1.1 Additions & Alteration
6. Amend CALGreen Section 5.408.3 Excavated Soil and Land Clearing Debris

7. Amend CALGreen Section A4.105.2 Reuse of Materials

8. Amend CALGreen Section A4106.5 Cool Roof for Reduction of Heat Island Effect

9. Amend CALGreen Section A4.303.4 Nonwater Supplied Urinals and Waterless Toilets

10. Amend CALGreen Section A4.404.3 Building Systems

11. Amend CALGreen Section A4.405.1 Prefinished Building Materials

12. Amend CALGreen Section A4.405.4 Use of Building Materials From Rapidly Renewable Sources

13. Amend CALGreen Section A4.407.1 Drainage Around Foundation

14. Amend CALGreen Section A5.106.4.1 Short Term Bicycle Parking

15. Amend CALGreen Section A5.106.4.3 Changing Rooms

16. Amend CALGreen Section A5.106.6.1 Reducing Parking Capacity

17. Amend CALGreen Section A5.406.1 Choice of Materials

SECTION 2: Title 13, Chapter 11 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

"CHAPTER 11
GREEN BUILDING STANDARDS CODE

13-11-1: ADOPTION OF CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Green Building Standards Code, 2016 Edition, published at Title 24, Part 11, of the California Code of Regulations ("CGBSC") is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CGBSC, is on file in the office of the Building
Official and is available for public inspection as required by law.”

13-11-2 AMENDMENTS TO THE CODE:

Section 101.12 is added to the 2016 Edition of the California Green Building Standards Code to read as follows:

**101.12 Fee for Mandatory Measures.** A fee of ten percent (10%) of the plan check/permit fee shall be assessed to verify compliance with the mandatory measure of this code.

Section 101.12.1 is added to the 2016 Edition of the California Green Building Standards Code to read as follows:

**101.12.1 Fee for Tier Measures.** When Tier 1 or Tier 2 measures need to be verified by the enforcing agency, an additional ten percent (10%) of the plan check/permit fee shall be assessed.

Section 101.13 is added to the 2016 Edition of the California Green Building Standards Code to read as follows:

**101.13 Board of Appeals.** The 2016 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CGBSC.

Section 202 of the 2016 Edition of the California Green Building Standards Code is amended to include the term “sustainability” that read as follows:

**SUSTAINABILITY.** Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

Section 301.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**301.1 Scope.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in this code the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless they are adopted by a city or county as specified in Section 101.7.
Section 301.1.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**Section 301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the additions or alterations increase the building's conditioned area, volume, or size. The requirement shall apply only to and/or within the specific area of the addition or alteration. Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

**Note:** On and after January 1, 2014, residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

Section 5.408.3 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**5.408.3 Excavated soil and land clearing debris [BSC-CG]** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

**Exception:** Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.

**Notes:**

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. ([http://acwm.lacounty.gov/](http://acwm.lacounty.gov/)

2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. ([www.cdfa.ca.gov](http://www.cdfa.ca.gov))

3. Contaminated soil shall not be reused and shall be disposed of or remediated in accordance with relevant regulations.

Section A4.105.2 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:
A4.105.2 Reuse of materials. Use salvaged, refurbished or reused materials for a minimum of 2.5 percent of the total value, based on estimated cost of materials on the project. Materials which can be easily reused include but are not limited to the following:

1. Light fixtures.
2. Plumbing fixtures.
3. Doors and trim.
4. Masonry. (reused masonry may only be used for flatwork)
5. Electrical devices.
6. Appliances.
7. Foundations or portions of foundations.

Note: Reused material must be in compliance with the appropriate Title 24 requirements.

Section A4.106.5, Table A4.106.5.1(1), Table A4.106.5.1(2), Table A4.106.5.1(3), and Table A4.106.5.1(4) of the 2016 Edition of the California Green Building Standards Code are amended to read as follows:

A4.106.5 Cool roof for reduction of heat island effect. Roofing materials for Tier 1 and Tier 2 buildings shall comply with this section:

Exceptions:

Roof constructions that have a thermal mass over the roof membrane including areas of vegetated (green) roofs, weighing at least 25 lbs/sf.

Roof areas covered by building-integrated solar photovoltaic panels and building integrated solar thermal panels.

<table>
<thead>
<tr>
<th>TABLE A4.106.5.1(1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIER 1 – LOW-RISE RESIDENTIAL</td>
</tr>
<tr>
<td>ROOF SLOPE</td>
</tr>
<tr>
<td>□ 2:12</td>
</tr>
<tr>
<td>□ 2:12</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TABLE A4.106.5.1(2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIER 2 – LOW-RISE RESIDENTIAL</td>
</tr>
<tr>
<td>ROOF</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>SOLAR REFLECTANCE</td>
</tr>
<tr>
<td>□ 2:12</td>
</tr>
<tr>
<td>□ 2:12</td>
</tr>
<tr>
<td>SLOPE</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>□ 2:12</td>
</tr>
<tr>
<td>□ 2:12</td>
</tr>
</tbody>
</table>

**TABLE A4.106.5.1(3)**  
**TIER 1 – HIGH-RISE RESIDENTIAL BUILDINGS, HOTELS, AND MOTELS**

<table>
<thead>
<tr>
<th>ROOF SLOPE</th>
<th>CLIMATE ZONE</th>
<th>MINIMUM 3-YEAR AGED SOLAR REFLECTANCE</th>
<th>THERMAL EMITTANCE</th>
<th>SRI</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ 2:12</td>
<td>9, 10, 11, 13, 14, 15</td>
<td>0.550.63</td>
<td>0.75</td>
<td>6475</td>
</tr>
<tr>
<td>□ 2:12</td>
<td>2–15</td>
<td>0.20</td>
<td>0.75</td>
<td>16</td>
</tr>
</tbody>
</table>

**TABLE A4.106.5.1(4)**  
**TIER 2 – HIGH-RISE RESIDENTIAL BUILDINGS, HOTELS, AND MOTELS**

<table>
<thead>
<tr>
<th>ROOF SLOPE</th>
<th>CLIMATE ZONE</th>
<th>MINIMUM 3-YEAR AGED SOLAR REFLECTANCE</th>
<th>THERMAL EMITTANCE</th>
<th>SRI</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ 2:12</td>
<td>2–15</td>
<td>0.550.63</td>
<td>0.750.85</td>
<td>7882</td>
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<tr>
<td>□ 2:12</td>
<td>2–15</td>
<td>0.230.28</td>
<td>0.750.85</td>
<td>2027</td>
</tr>
</tbody>
</table>

Section A4.303.4 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.303.4 Nonwater supplied urinals and composting toilets.** Nonwater supplied urinals or composting toilets are installed throughout the scope of the permit or comply with Sections 1101.1 thru 1101.8 of the California Civil Code, whichever is the most restrictive.

Where approved, hybrid urinals, as defined in Chapter 2, shall be considered waterless urinals.

Section A4.404.3 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.404.3 Building systems.** Use premanufactured building systems to eliminate solid sawn lumber whenever possible. One or more of the following premanufactured building systems is used throughout:

1. Composite floor joist or premanufactured floor framing system
2. Composite roof rafters or premanufactured roof framing system
3. Panelized (SIPS, ICF or similar) wall framing system
4. Other methods approved by the enforcing agency

Section A4.405.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.405.1 Prefinished building materials.** Utilize prefinished building materials which do not require additional painting or staining when possible. One or more of the following building materials that do not require additional resources for finishing are used:

1. Exterior trim not requiring paint or stain
2. Windows not requiring paint or stain
3. Siding or exterior wall coverings which do not require paint or stain

Section A4.405.4 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.405.4 Use of building materials from rapidly renewable sources.** One or more of the following materials manufactured from rapidly renewable sources or agricultural by-products is used for a minimum of 2.5 percent of the total value, based on estimated cost of materials on the project:

1. Insulation
2. Bamboo or cork
3. Engineered products
4. Agricultural based products
5. Other products acceptable to the enforcing agency

**Note:** The intent of this section is to utilize building materials and products which are typically harvested within a 10-year or shorter cycle.

Section A4.407.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.407.1 Drainage around foundations.** Install foundation and landscape drains which discharge to a dry well, sump, bioswale or other approved on-site location except when not required by state code or locally approved ordinance.
Section A5.106.4.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.106.4.1 Reserved. Short-term bicycle parking.** If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors’ entrance, readily visible to passers-by, for 15 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.

Table A5.106.4.3 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.106.4.3 Changing rooms.** For buildings with over 10 tenant-occupants, provide changing/shower facilities for tenant-occupants only in accordance with Table A5.106.4.3 or document arrangements with nearby changing/shower facilities.

<table>
<thead>
<tr>
<th>NUMBER OF TENANT- OCCUPANTS</th>
<th>SHOWER/CHANGING FACILITIES REQUIRED²</th>
<th>2-TIER (12&quot; X 15&quot; X 72&quot;) PERSONAL EFFECTS LOCKERS¹,² REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-10</td>
<td>01 unisex shower</td>
<td>01</td>
</tr>
<tr>
<td>11–50</td>
<td>1 unisex shower</td>
<td>2</td>
</tr>
<tr>
<td>51–100</td>
<td>1 unisex shower</td>
<td>3</td>
</tr>
<tr>
<td>101–200</td>
<td>1 shower stall per gender</td>
<td>4</td>
</tr>
<tr>
<td>Over 200</td>
<td>1 shower stall per gender for each 200 additional tenant-occupants</td>
<td>One 2-tier locker for each 50 additional tenant-occupants</td>
</tr>
</tbody>
</table>

1. One 2-tier locker serves two people. Lockers shall be lockable with either padlock or combination lock.

2. Tenant spaces housing more than 10 tenant-occupants within buildings sharing common toilet facilities need not comply; however, such common shower facilities shall accommodate the total number of tenant-occupants served by the toilets and include a minimum of one unisex shower and two 2-tier lockers.

**Note:** Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

Section A5.106.6.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.106.6.1 Reduce parking capacity.** With the approval of the enforcement authority, employ strategies to reduce on-site parking area by 20 percent by

1. Use of on street parking or compact spaces, illustrated on the site plan or
2. Implementation and documentation of programs that encourage occupants to carpool, ride share or use alternate transportation.

Note: Strategies for programs may be obtained from local TMAs.

Section A5.406.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A5.406.1 Choice of materials. Compared to other products in a given product category, choose materials proven to be characterized by one or more of the following for a minimum of 5 percent of the total value, based on estimated cost of materials on the project.

SECTION 3: Sections 13-11-3 through 13-11-17 of the ESMC are hereby deleted.

SECTION 4: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 5: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.
SECTION 8: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 9: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 11: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ____ day of ________, 2016.

Suzanne Fuentes, Mayor

APPROVED AS TO FORM

Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the _____ day of ______________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the _____ day of ______________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tracy Weaver, City Clerk
ATTACHMENT 12

DRAFT ORDINANCE

Re-numbering 1997 Abatement of Dangerous Building Ordinance with amendments
ORDINANCE NO. ________

AN ORDINANCE ADOPTING THE UNIFORM CODE FOR THE
ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION AND
RE-NUMBERING TITLE 13, CHAPTER 4 OF THE EL SEGUNDO
MUNICIPAL CODE TO REFLECT SUCH ADOPTION

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. In 1999, the City Council adopted Ordinance No. 1302, which adopted the
Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition; the
Uniform Code for the Abatement of Dangerous Buildings was codified in
Title 13, Chapter 4 of the El Segundo Municipal Code;

B. The City Council desires to re-number the existing Uniform Code for the
Abatement of Dangerous Buildings, 1997 Edition, in its entirety, so that it
now appears in Title 13, Chapter 15 of the El Segundo Municipal Code;

C. The City may adopt model codes by reference pursuant to Government
Code §§ 50022.2, et seq.;

D. Pursuant to Gov. Code § 50022.10, a code originally adopted by reference
may be subsequently recodified and re-adopted by reference;

E. Health and Safety Code § 17958 requires the City to adopt certain codes
that are set forth in Health and Safety Code § 17922 and published in the
California Code of Regulations;

F. Notice of public hearing to consider the adoption of the codes was published
pursuant to Government Code § 6066 and a duly noticed public hearing
was held on ________________, 2016, regarding the adoption of the Codes;

G. Pursuant to § 50022.6 of the Government Code, at least one copy of all
codes adopted by reference were filed with the City Clerk of the City and
were available for public inspection for at least fifteen (15) days preceding
the date of the hearing; and

H. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to
adopt the Uniform Code for the Abatement of Dangerous Buildings, 1997
Edition, with the changes set forth in this Ordinance.

SECTION 2: Title 13, Chapter 4 of the El Segundo Municipal Code ("ESMC") is hereby
re-numbered as Title 13, Chapter 15 to read as follows:
CHAPTER 15
UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS


SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.
SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ___ day of __________, 2016.

__________________________
Suzanne Fuentes, Mayor

APPROVED AS TO FORM

__________________________
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the _____ day of ________________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the _____ day of ________________, 2016, and the same was so passed and adopted by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

__________________________
Tracy Weaver, City Clerk
ATTACHMENT 13

DRAFT ORDINANCE

Adopting Post Disaster Assessment Ordinance
ORDINANCE NO. __________

AN ORDINANCE ADOPTING POST DISASTER ASSESSMENT STANDARDS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on ________________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing; and

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to adopt Post Disaster Assessment Standards with the changes set forth in this Ordinance.

SECTION 2: Title 13, Chapter 16 of the El Segundo Municipal Code ("ESMC") is amended in its entirety to read as follows:

"CHAPTER 16

POST DISASTER ASSESSMENT STANDARDS

Section 13-16-1: Post Disaster Assessment Standards Adopted.

13-16-1: ADOPTION OF PROCEDURES FOR POSTEARTHQUAKE SAFETY EVALUATION OF BUILDINGS (ATC-20) AND ADDENDUM (ATC-20-2).

Pursuant to California Government Code § 50022.1 to 50022.8, the Procedures for Postearthquake Safety Evaluation of Buildings (ATC-20) including Appendices A through F, and Addendum (ATC-20-2) including Appendices A and B, published
by the Applied Technology Council, is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of ATC-20 and ATC-20-2, are on file in the office of the Building Official and is available for public inspection as required by law."

Section 13-16-2: Post Disaster Assessment.

Chapter 1. Post Disaster Safety Assessment Placards

Section 1-1 Intent:
This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy after any disaster. The Chapter further authorizes the Building Safety Division, as well as authorized representatives of the division, to post the appropriate placard at each entry point of a building or structure upon completion of a safety assessment.

Section 1-2 Application of Provisions:
The provisions of this article are applicable following each disaster for which a state of emergency has been declared by The City Council, State, or Federal Government, to all buildings and structures of all occupancies regulated by the City.

Section 1-3 Definition:
SAFETY ASSESSMENT: means a visual, nondestructive examination of a building or structure for the purpose of determining whether continued occupancy should be permitted following a disaster.

Section 1-4 Placards:
A. The following are descriptions of the official jurisdiction placards to be used to designate whether buildings or structures may be occupied after a disaster. The format of the placard is provided in the “Post Disaster Safety Assessment Plan” published by the California Governor’s Office of Emergency Services.

1. GREEN “INSPECTED- Lawful Occupancy Permitted” is to be posted on any building or structure where no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure.

2. YELLOW “LIMITED ENTRY” is to be posted on each building or structure that has been damaged where the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard shall note in general terms the type of damage encountered. 

3. RED “UNSAFE - Do Not Enter or Occupy” is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life or safety. Buildings or structures posted with this placard shall
not be entered under any circumstances except as authorized in writing by
the Building Safety Department. El Segundo City approved safety
assessment teams shall be authorized to enter these buildings at any time.
This placard is not to be used or considered as a demolition order. The
individual who posts this placard shall note in general terms the type of
damage encountered.

B. The name of the department, its address and phone number shall be
permanently affixed to each placard.

C. Once it has been attached to a building or structure, a placard shall not be
removed, altered or covered until done so by an authorized representative of
the City of El Segundo Building Safety Division.

Chapter 2  Post-disaster Demolition

Section 2-1 Intent:
This chapter establishes demolition criteria for all buildings and structures
damaged as a result of a disaster for which a local emergency has been declared
by The City Council, State, or Federal Government, to the degree where demolition
is a viable alternative to repair.

Section 2-2 Application of Provisions:
The provisions of this article are applicable following each disaster for which a local
emergency has been declared by The City Council, State, or Federal Government,
to all buildings and structures of all occupancies regulated by the City.

Section 2-3 Definitions:
EVENT: Any occurrence, which results in the declaration of an emergency, and
shall include but not limited to, fires, wind storms, earthquakes and floods.

CONDEMN AND CONDEMNED: Shall also mean no person shall enter the
building or structure for any reason without the express written permission of The
Director of Planning and Building Safety or his designee.

Section 2-4 Demolition Criteria:

A. If after the event, and during any state of emergency, The Director of
Planning and Building Safety determines that any building or structure
poses an imminent threat to public health and safety and that protection of
the public health and safety requires immediate demolition of the building
or structure, or a portion of a building or structure, the Director or his
designee shall, without contacting the owner or providing a hearing to the
property owner, order that said building or structure be demolished
immediately. Upon the order of the Director or designee, the City shall
immediately demolish said building or structure. Such demolition shall be
performed in the interest of public health and safety without condemnation hearings otherwise required by this municipal code.

B. If after the event, the Director of Planning and Building Safety determines that any building or structure poses a hazard, but not an imminent threat to the public health and safety, The Director or his designee shall notify the building owner of such determination, and the reasons thereof by certified mail return receipt deposited in the United States mail no later than five days after the determination is made. The notice shall set forth the date, time, and place of a hearing which the Director or his designee shall conduct, and also state that during the hearing the building owner may present any evidence to explain why the building or structure should not be condemned. The decision of the Director or his designee to condemn the building or structure unless all required repairs are made shall be final. In making the final decision, The Director or his designee shall consider: 1) All evidence presented at the hearing by the owner or his or her representative; 2) The nature of the hazard presented by the building or structure; 3) the likelihood of personal injury or death occurring if the building or structure; and 4) the likelihood of personal injury or death occurring if the building or structure is not condemned.

C. For any building or structure which the owner has decided to demolish rather than repair, the owner, or owner's representative, shall follow the established procedures for securing a demolition permit.”

SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this
SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 10: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ___ day of __________, 2016.

Suzanne Fuentes, Mayor

APPROVED AS TO FORM

Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the ______ day
of ______________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the _______ day of ________________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

________________________________________
Tracy Weaver, City Clerk
ATTACHMENT 14

DRAFT ORDINANCE

Re-numbering 1997 Uniform Housing Code
ORDINANCE NO. ______

AN ORDINANCE ADOPTING THE 1997 EDITION OF THE
UNIFORM HOUSING CODE, AND RE-NUMBERING TITLE 13,
CHAPTER 3 OF THE EL SEGUNDO MUNICIPAL CODE TO
REFLECT SUCH ADOPTION

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. In 1999, the City Council adopted Ordinance No. 1301, which adopted the
Uniform Housing Code, 1997 Edition;

B. The City Council desires to re-number the existing Uniform Housing Code,
1997 Edition, in its entirety, so that it now appears in Title 13, Chapter 17 of
the El Segundo Municipal Code;

C. The City may adopt model codes by reference pursuant to Government
Code §§ 50022.2, et seq.;

D. Pursuant to Gov. Code § 50022.10, a code originally adopted by reference
may be subsequently recodified and re-adopted by reference;

E. Health and Safety Code § 17958 requires the City to adopt certain codes
that are set forth in Health and Safety Code § 17922 and published in the
California Code of Regulations;

F. Notice of public hearing to consider the adoption of the codes was published
pursuant to Government Code § 6066 and a duly noticed public hearing
was held on ________________, 2016, regarding the adoption of the Codes;

G. Pursuant to § 50022.6 of the Government Code, at least one copy of all
codes adopted by reference were filed with the City Clerk of the City and
were available for public inspection for at least fifteen (15) days preceding
the date of the hearing;

H. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to
adopt the Uniform Housing Code, 1997 Edition, with the changes set forth
in this Ordinance.

SECTION 2: Title 13, Chapter 3 of the El Segundo Municipal Code ("ESMC") is hereby
amended as Title 13, Chapter 17 read as follows:
“CHAPTER 17

HOUSING CODE

13-17-1: ADOPTION OF THE UNIFORM HOUSING CODE, 1997 EDITION.

Pursuant to California Government Code §§50022.1 to 50022.8, the Uniform Housing Code, 1997 Edition, published by the International Conference of Building Officials (“UHC”) is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the UHC, is on file in the office of the Building Official and is available for public inspection as required by law.”

SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause
such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

PASSED AND ADOPTED this ___ day of ________, 2016.

Suzanne Fuentes, Mayor

APPROVED AS TO FORM

Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the ____ day of _____________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ____ day of _____________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
Tracy Weaver, City Clerk
ATTACHMENT 15

DRAFT ORDINANCE

Re-numbering Earthquake Hazard Reduction Ordinance with amendments
and adopting Appendix V Voluntary Seismic Retrofit
ORDINANCE NO. _____

AN ORDINANCE ADOPTING APPENDIX V (VOLUNTARY SEISMIC RETROFIT); VOLUNTARY PRESCRIPTIVE PROVISIONS FOR SEISMIC STRENGTHENING OF CRIPPLE WALLS AND SILL PLATE ANCHORAGE OF LIGHT, WOOD-FRAME RESIDENTIAL BUILDINGS; VOLUNTARY EARTHQUAKE RISK REDUCTION IN WOOD-FRAME RESIDENTIAL BUILDINGS WITH SOFT, WEAK OR OPEN FRONT WALLS; AND VOLUNTARY EARTHQUAKE HAZARD REDUCTION IN EXISTING CONCRETE BUILDINGS; AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION AND TO RE-NUMBER TITLE 13, CHAPTER 9 (EARTHQUAKE HAZARD REDUCTION IN EXISTING BUILDINGS)

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, et seq.;

B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;

C. Additional amendments have been made to Codes are found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City;

D. El Segundo Municipal Code Title 13 Chapter 9 contains provisions for earthquake hazard reduction in existing unreinforced masonry bearing wall buildings constructed prior to 1934. It is in the public interest to adopt Earthquake Hazard Reduction regulations for other types of buildings as set forth in this Ordinance;

E. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on _____________, 2016, regarding the adoption of the Codes;

F. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing;
G. In 1990, the City Council adopted Ordinance No. 1152, which adopted standards relating to Earthquake Hazard Reduction in Existing Buildings; and

H. The City Council desires to re-number the existing Earthquake Hazard Reduction in Existing Buildings chapter, in its entirety, so that it now appears in Title 13, Chapter 18 of the El Segundo Municipal Code.

SECTION 2: Title 13, Chapter 9 of the El Segundo Municipal Code ("ESMC") is hereby re-numbered as Title 13, Chapter 18, to read as follows:

"CHAPTER 18

EARTHQUAKE HAZARD REDUCTION IN EXISTING BUILDINGS

§ 13-18-1: PURPOSE
§ 13-18-2: SCOPE
§ 13-18-3: DEFINITIONS
§ 13-18-4: RATING CLASSIFICATIONS
§ 13-18-5: GENERAL REQUIREMENTS
§ 13-18-6: ADMINISTRATION
§ 13-18-7: ANALYSIS AND DESIGN
§ 13-18-8: MATERIALS OF CONSTRUCTION
§ 13-18-9: INFORMATION REQUIRED ON PLAN
§ 13-18-10: TABLES"

SECTION 3: Title 13, Chapter 18 of the ESMC is amended to read as follows:

"Section 13-18-11. ADOPTION OF APPENDIX V: VOLUNTARY SEISMIC RETROFIT

§ 13-18-V100: VOLUNTARY EARTHQUAKE HAZARD REDUCTION IN EXISTING REINFORCED CONCRETE AND REINFORCED MASONRY WALL BUILDINGS WITH FLEXIBLE DIAPHRAGMS

§ 13-18-V101: PURPOSE

The purpose of this Chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on reinforced concrete and masonry wall buildings with flexible diaphragms designed under the building codes in effect before January 1, 1995. These buildings are potentially hazardous and prone to significant damage, including possible collapse, in a moderate to major earthquake. These structures typically shelter large numbers of persons and property for retail, food markets, food distribution centers, warehousing, aerospace, industrial/manufacturing and general business and office use. Their continued use after an earthquake is also essential to the local economy and its post-earthquake recovery."
The provisions of this Chapter are minimum standards for structural seismic resistance established primarily to reduce the risk of loss of life or injury on both subject and adjacent properties and will not necessarily prevent all earthquake damage to an existing building which complies with these standards. This Chapter cannot require existing electrical, plumbing, mechanical or fire safety systems to be altered unless they constitute a hazard to life or property.

This Chapter provides voluntary retrofit standards for deficient wall anchorage systems on structures that are not subject to the mandatory provisions of Chapter When fully followed, these standards will strengthen the portion of the structure that is most vulnerable to earthquake damage.

§ 13-18-V102: SCOPE

The voluntary provisions of this Chapter apply to existing buildings of the following types:

2. Tilt-up concrete wall buildings with flexible diaphragms designed under the building codes in effect before January 1, 1995, but after January 1, 1976.

All existing reinforced masonry or concrete buildings with flexible diaphragms, including tilt-up concrete wall buildings, designed under the Building Code in effect on or after January 1, 1995, must be designed in conformance with Chapter 16 of the CBC.

§ 13-18-V103: DEFINITIONS

For the purposes of this Chapter, the applicable definitions in Chapter 2, Chapter 16, Chapter 19 and Chapter 23 of this Code; Chapter 1, Chapter 3, Chapter 4, Chapter 5, Chapter 6 and Chapter 11 of ASCE 7, and the following apply:

ANCHORAGE SYSTEM is the system of all structural elements and connections, which support the concrete or masonry wall in the lateral direction, including diaphragms and subdiaphragms, wall anchorage and continuity or cross tie connectors in subdiaphragms and main diaphragms.

COMMENCED CONSTRUCTION is construction pursuant to a valid building permit that has progressed to the point that one of the called inspections as required by the Department has been made and the work for which the inspection has been called has been judged by the Department to be substantial and has been approved by the Department.

EXISTING BUILDING is an erected building for which a legal building permit and a certificate of occupancy have been issued.
FLEXIBLE DIAPHRAGM is any diaphragm constructed of wood structural panel, diagonal or straight wood sheathing, metal decking without a structural concrete topping, or horizontal rod bracing.

HISTORICAL BUILDING is any building designated or currently in the process of being designated as a historical building by an appropriate federal, state or City jurisdiction.

REINFORCED CONCRETE WALL is a concrete wall that has 50 percent or more of the reinforcing steel required for reinforced concrete in Chapter 19.

REINFORCED MASONRY WALL is a masonry wall that has 50 percent or more of the reinforcing steel required by Chapter 21.

RETROFIT is strengthening or structurally improving the lateral force resisting system of an existing building by alteration of existing or addition of new structural elements.

TILT-UP CONCRETE WALL is a form of precast concrete panel construction either cast in the horizontal position at the site and after curing, lifted and moved into place in a vertical position, or cast off-site in a fabricator's shop.

§ 13-18-V104: ANALYSIS AND DESIGN

V104.1. Wall Panel Anchorage. Concrete and masonry walls must be anchored to all floors and roofs which provide lateral support for the wall. The anchorage must provide a positive direct connection between the wall and floor or roof construction capable of resisting a horizontal force equal to 30 percent of the tributary wall weight for all buildings, and 45 percent of the tributary wall weight for essential buildings, or a minimum force of 250 pounds per linear foot of wall, whichever is greater. The required anchorage must be based on the tributary wall panel assuming simple supports at floors and roof.

EXCEPTION: An alternate design may be approved by the Building Official when justified by well-established principles of mechanics.

V104.2. Special Requirements for Wall Anchors and Continuity Ties. The steel elements of the wall anchorage systems and continuity ties must be designed by the allowable stress design method using a load factor of 1.7. The 1/3 stress increase permitted by Chapter 16 cannot be permitted for materials using allowable stress design methods. The strength design specified in Chapter 19 using a load factor of 2.0 in lieu of 1.4 for earthquake loading, must be used for the design of embedment in concrete. Wall anchors must be provided to resist out-of-plane forces, independent of existing shear anchors.
**EXCEPTION:** Existing cast-in-place shear anchors may be used as wall anchors if the tie element can be readily attached to the anchors and if the engineer or architect can establish tension values for the existing anchors through the use of approved as-built plans or testing, and through analysis showing that the bolts are capable of resisting the total shear load while being acted upon by the maximum tension force due to seismic loading. Criteria for analysis and testing must be determined by the Building Official. Expansion anchors are not allowed without special approval of the Building Official. Attaching the edge of plywood sheathing to steel ledgers is not considered as complying with the positive anchoring requirements of the Code; and attaching the edge of steel decks to steel ledgers is not considered as providing the positive anchorage of this Code unless testing and analysis are performed, which establish shear values for the attachment perpendicular to the edge of the deck.

**V104.3. Development of Anchor Loads into the Diaphragm.** Development of anchor loads into roof and floor diaphragms must comply with Chapter 12 of ASCE 7.

**EXCEPTION:** If continuously tied girders are present, then the maximum spacing of the continuity ties is the greater of the girder spacing or 24 feet (7315 mm). In wood diaphragms, anchorage cannot be accomplished by use of toe nails or nails subject to withdrawal, nor must wood ledgers, top plates or framing be used in cross-grain bending or cross-grain tension. The continuous ties required by Chapter 12 of ASCE 7 must be in addition to the diaphragm sheathing. Lengths of development of anchor loads in wood diaphragms must be based on existing field nailing of the sheathing unless existing edge nailing is positively identified on the original construction plans or at the site. At reentrant corners, continuity collectors may be required for existing return walls not designed as shear walls, to develop into the diaphragm a force equal to the lesser of the rocking or shear capacity of the return wall, or the tributary shear but not exceeding the capacity of the diaphragm. Shear anchors for the return wall must be commensurate with the collector force. If a truss or beam other than rafters or purlins is supported by the return wall or by a column integral with the return wall, an independent secondary column is required to support the roof or floor members whenever rocking or shear capacity of the return wall is governing.

**V104.4. Anchorage at Pilasters.** Anchorage of pilasters must be designed for the tributary wall anchoring load per Section V104.1 of this Code, considering the wall as a two-way slab. The edge of the two-way slab must be considered “fixed” when there is continuity at pilasters, and considered “pinned” at roof or floor levels. The pilasters or the walls immediately adjacent to the pilasters must be anchored directly to the roof framing such that the existing vertical anchor bolts at the top of the pilasters are by-passed without causing tension or shear failure at the top of the pilasters.
**EXCEPTION:** If existing vertical anchor bolts at the top of the pilasters are used for the anchorage, then additional exterior confinement must be provided. The minimum anchorage at a floor or roof between the pilasters must be that specified in Section V104.1 of this Code.

**V104.5. Symmetry.** Symmetry of connectors in the anchorage system is required. Eccentricity may be allowed when it can be shown that all components of forces are positively resisted and justified by calculations or tests.

**V104.6. Minimum Roof Member Size.** Wood members used to develop anchorage forces to the diaphragm must be of minimum nominal width for new construction and replacement. All such members must be designed for gravity and earthquake forces as part of the wall anchorage system. For existing structural members, the allowable stresses must be without the 1/3 stress increase per Section V104.2.

**V104.7. Combination of Anchor Types.** To repair and retrofit existing buildings, a combination of different anchor types of different behavior or stiffness is prohibited. The capacity of the new and existing connectors cannot be added.

**V104.8. Prohibited Anchors.** Usage of connectors that were bent or stretched from the intended use is prohibited.

**V104.9. Crack and Damage Repairs, Evaluation of Existing Structural Alterations.** The engineer or architect must report any observed structural conditions and structural damage that have imminent life safety effects on the buildings and recommend repairs. This includes alterations such as openings cut in existing wall panels without a building permit. Evaluations and repairs must be reviewed and approved by the Building Official.

**V104.10. Miscellaneous.** Existing mezzanines relying on the concrete or masonry walls for vertical or lateral support must be anchored to the walls for the tributary mezzanine load. Walls depending on the mezzanine for lateral support must be anchored per Sections V104.1, V104.2 and V104.3 of this Code.

**EXCEPTION:** Existing mezzanines that have independent lateral and vertical support need not be anchored to the concrete or masonry walls. Existing interior masonry or concrete walls not designed as shear walls, which extend to the floor above or to the roof diaphragm must also be anchored for out-of-plane forces per Section V104.1, V104.2 and V104.3 of this Code. In the in-plane direction, the walls may be isolated or must be developed into the diaphragm for a lateral force equal to the lesser of the rocking or shear capacity of the wall, or the tributary shear but not exceeding the diaphragm capacity.
V104.11. Historical Buildings. Qualified historical buildings must be permitted to use alternate building standards or deviations from this Chapter in order to preserve their original or restored architectural elements and features.

§ 13-18-V105: MATERIALS OF CONSTRUCTION.
All materials permitted by this Code.

§ 13-18-V106: INFORMATION REQUIRED ON PLANS.

V106.1. General. In addition to the seismic analysis required elsewhere in this Chapter, the licensed engineer or architect responsible for the seismic analysis of the building must record the information required by this section on the approved plans.

V106.2. Information Required. The plans must accurately reflect the results of the engineering investigation and design and show all pertinent dimensions and sizes for plan review and construction. The following must be provided:
1. Floor plans and roof plans must show the existing framing construction, diaphragm construction, proposed wall anchors, cross-ties and collectors. Existing nailing, anchors, ties and collectors must also be shown on the plans if these are part of the design, and these structural elements need to be verified in the field.
2. At elevations where there is alterations or damage, the details must show the roof and floor heights, dimensions of openings, location and extent of existing damage, and proposed repair.
3. Typical concrete or masonry wall sections with wall thickness, height, and location of anchors must be provided.
4. Details must include the existing and new anchors and the method of development of anchor forces into the diaphragm framing; existing and new cross-ties, existing and new or improved support of the roof and floor girders at pilasters or walls.

V106.3. Engineer's or Architect's Statement. The responsible engineer or architect must state on the approved plans, the following:
1. "I am responsible for this building's seismic strengthening design of the tilt-up concrete wall anchorage system in compliance with the minimum seismic resistance standards of Chapter V1 of the California Building Code, as adopted by the El Segundo Municipal Code," or when applicable:
2. "The Registered Deputy Inspector, required as a condition of the use of structural design stresses requiring continuous inspection, will be responsible to me, the California Licensed Engineer or Architect, as required by Section 1704 of the California Building Code, as adopted by the El Segundo Municipal Code."

§ 13-18-V107: REQUIRED BUILDING MAINTENANCE.
Every building within the scope of this Chapter which has been analyzed to demonstrate compliance or structurally altered to comply with the minimum earthquake standards in this Chapter must be maintained in conformity with the requirements of this Chapter in effect at the time of such analysis or structural alteration.

TABLE NO. V1-A
RATING CLASSIFICATIONS
Classification Occupant Load
Essential N/A
Group I 300 or more
Group II 100 to 299
Group III 50 to 99
Group IV Less than 50

Section 13-18-12. ADOPTION OF VOLUNTARY PRESCRIPTIVE PROVISIONS FOR SEISMIC STRENGTHENING OF CRIPPLE WALLS AND SILL PLATE ANCHORAGE OF LIGHT, WOOD-FRAME RESIDENTIAL BUILDINGS


Section 13-18-13. ADOPTION OF VOLUNTARY EARTHQUAKE RISK REDUCTION IN WOOD-FRAME RESIDENTIAL BUILDINGS WITH SOFT, WEAK OR OPEN FRONT WALLS.

§ 13-18-V300: VOLUNTARY EARTHQUAKE RISK REDUCTION IN WOOD-FRAME RESIDENTIAL BUILDINGS WITH SOFT, WEAK OR OPEN FRONT WALLS. Pursuant to California Government Code § 50022.1 to 50022.8, Chapter A4 of the California Existing Building Code ("CEBC"), 2016 Edition, published at Title 24, Part 10, of the California Code of Regulations, is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CEBC, is on file in the office of the Building Official and is available for public inspection as required by law."

Section 13-18-14. ADOPTION OF VOLUNTARY EARTHQUAKE HAZARD
REDUCTION IN EXISTING CONCRETE BUILDINGS.


SECTION 4: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 5: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 8: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.
SECTION 9: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 11: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ___ day of __________, 2016.

Suzanne Fuentes, Mayor

APPROVED AS TO FORM

Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES  ) SS
CITY OF EL SEGUNDO  )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the ______ day of ____________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ______ day of ____________, 2016, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:
Tracy Weaver, City Clerk
ATTACHMENT 16

DRAFT ORDINANCE

Adopting the 2015 Uniform Solar Energy and Hydronics Code with amendments and re-numbering the Expedited Process for Small Residential Rooftop Solar Systems, and
ORDINANCE NO. ______

AN ORDINANCE ADOPTING THE 2015 EDITION OF THE
UNIFORM SOLAR ENERGY AND HYDRONICS CODE ("USEHC")
AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO
REFLECT SUCH ADOPTION AND TO RE-NUMBER EXISTING
CODE SECTIONS RELATING TO THE EXPEDITED PERMIT
PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR
SYSTEMS

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. Health and Safety Code § 17958 requires the City to adopt certain uniform
codes that are set forth in Health and Safety Code § 17922 and published
in the California Code of Regulations;

B. Pursuant to Government Code § 50022.2, et seq., the City may adopt other
uniform codes by reference;

C. Notice of public hearing to consider the adoption of the codes was published
pursuant to Government Code § 6066 and a duly noticed public hearing
was held on ________________, 2016, regarding the adoption of the Codes;

D. Pursuant to § 50022.6 of the Government Code, at least one copy of all
codes adopted by reference were filed with the City Clerk of the City and
were available for public inspection for at least fifteen (15) days preceding
the date of the hearing;

E. Pursuant to Health and Safety Code § 17958.7, it is in the public interest to
adopt the 2015 Edition of the Uniform Solar Energy and Hydronics Code
("USEHC") with the changes set forth in this Ordinance;

F. In 2015, the City Council adopted an ordinance that provided an expedited,
streamlined permitting process for small residential rooftop solar systems;
the ordinance amended Title 13 to create Chapter 18 (Sections 13-18-1
through 13-18-6); and

G. The City Council desires to re-number the existing Sections 13-18-1 through
13-18-6, so that they now appear in Title 13, Chapter 19 of the El Segundo
Municipal Code.

SECTION 2: Title 13 of the El Segundo Municipal Code ("ESMC") is amended to add a
new chapter to read as follows:
"CHAPTER 19
SOLAR ENERGY CODE

Section 13-19-1: ADOPTION OF UNIFORM SOLAR ENERGY AND HYDRONICS CODE, 2015 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the Uniform Solar Energy and Hydronics Code ("USEHC"), 2015 Edition, published by the International Association of Plumbing and Mechanical Officials/American National Standards Institute (IAPMO/ANSI) is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the USEHC, is on file in the office of the Building Official and is available for public inspection as required by law.

SECTION 3: Sections 13-18-1 through 13-18-6 of the ESMC are hereby re-numbered as follows:

§13-19-2: EXPEDITED PERMIT PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS - PURPOSE
§13-19-3: DEFINITIONS:
§13-19-4: APPLICABILITY
§13-19-5: SOLAR ENERGY SYSTEM REQUIREMENTS
§13-19-6: DUTIES OF THE DIRECTOR
§13-19-7: PERMIT REVIEW AND INSPECTION REQUIREMENTS

SECTION 4: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 5: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or
preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 8: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 9: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: Effective Date. This Ordinance will take effect on January 1, 2017.

SECTION 11: Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ___ day of _________, 2016.

_____________________________
Suzanne Fuentes, Mayor

APPROVED AS TO FORM

_____________________________
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS
CITY OF EL SEGUNDO )
I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the _______ day of ________________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the _______ day of ________________, 2016, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

______________________________
Tracy Weaver, City Clerk
ATTACHMENT 17

DRAFT ORDINANCE

Adopting El Segundo Security Code
ORDINANCE NO. __________

AN ORDINANCE ADOPTING THE EL SEGUNDO SECURITY CODE AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: Findings. The City Council finds and declares as follows:

A. Pursuant to Penal Code § 14051, it is in the public interest to adopt minimum building security standards to safeguard property and public welfare with the regulations set forth in this Ordinance;

B. The El Segundo Security Code is based upon recommendations by the El Segundo Police Department Crime Prevention Unit and adopted security codes of other Los Angeles-area municipalities; and

C. Notice of public hearing to consider the adoption of this Code was published pursuant to Government Code § 6066 and a duly noticed public hearing was held on ________________., 2016, regarding the adoption of the Code.

SECTION 2: Title 13 of the El Segundo Municipal Code ("ESMC") is amended to add a new chapter to read as follows:

"CHAPTER 20

CITY OF EL SEGUNDO
SECURITY CODE

Section 13-20-1: PURPOSE

The purpose of this code is to provide minimum standards to safeguard property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of buildings and structures subject to the provisions of this code within the City of El Segundo, as specified in Section 14051 of the California Penal Code relating to building safety.

Section 13-20-2: SCOPE

A. The provisions of this code shall apply only to new construction and to buildings or structures to which additions, alterations, or repairs are made, except as specifically provided by this code. When additions, alterations, or repairs made within any 12-month period exceed 50 percent of the value of the existing building or structure, such building or structure shall be made to conform to the
requirements for new buildings and structures. When additions, alterations, and repairs do not exceed 75 percent or less of the value of an existing building, then only the new construction would have to meet the standards set forth by this code.

B. Existing multiple dwelling units that are converted to privately-owned family units (condominiums) shall comply with the provisions of the “Special Residential Building Provisions.”

C. Any existing structure which converts from its original occupancy group as designated in the Uniform Building Code, shall comply with the provisions of this code.

D. Any building, as defined in the California Building Code and Title 24, California Code of Regulations, requiring special type releasing, latching, or locking devices, other than described herein, shall be exempt from the provisions hereof relating to locking devices of interior and exterior doors.

13-20-3: DEFINITIONS

For the purpose of this code, certain terms are defined as follows:

**Alley** is any roadway not exceeding 25 feet in width which is primarily used for access to the rear or side entrances of abutting property.

**Approved** means certified as meeting the requirements of this code by the enforcing authority or its authorized agents, or by other officials designated by law to give approval on a particular matter dealt with by the provisions of this code with regard to a given material, mode of construction, piece of equipment or device.

**Astragal** is a device, either fixed or movable, which eliminates the vertical opening between a pair of doors when in the closed position.

**Bolt** is a metal bar which, when actuated, is projected (or thrown) either horizontally or vertically into a retaining member, such as a strike plate, to prevent a door or window from moving or opening.

**Bolt projection or bolt thrown** is the distance from the edge of the door, at the bolt center line, to the farthest point on the bolt in the projected position.

**Burglary resistant glazing** means those materials as defined in Underwriters’ Laboratories Bulletin 972.

**Common area** is an area of space, a building or portion of a building, which is legally accessible to the owners or users of a multi-tenant property.
Cylinder means the subassembly of a lock containing the cylinder core, tumbler mechanism and the keyway. A double cylinder lock is one, which has a key-actuated cylinder on both the exterior and interior of the door.

Cylinder guard means a tapered or flush metal ring or plate surrounding the otherwise exposed portion of a cylinder lock to resist cutting, drilling, prying, pulling or wrenching with common tools.

Deadbolt is a lock bolt which does not have a spring action. The bolt shall be actuated by a key and a knob or thumb-turn, and when projected becomes locked against return by end pressure.

Dead latch or deadlocking latch bolt means a spring-actuated latch bolt having a beveled end and incorporating a plunger which, when depressed, automatically locks the projected latch bolt against return by end pressure.

Door includes a swinging, sliding, rolling overhead, or solid overhead door.

Double cylinder deadbolt means a deadbolt lock which can be activated only by a key on both the interior and exterior.

Double Door is a doorway equipped with a glazed door hinged at the jambs. The glazing may consist of one or more glazed panels.

Dwelling means a building or portion thereof designed exclusively for residential occupancy, including single-family and multiple-family dwellings.

Flush bolt is a manual, key or turn-operated metal bolt normally used on inactive door(s), and is attached to the top and bottom of the door and engages in the head and threshold of the frame.

Fully tempered glass means those materials meeting or exceeding Section 2406 of the currently adopted edition of the California Building Code (“CBC”).

Glazing is all glass, plastics, and fiberglass utilized as an exterior window, vision panel, light, or pane within any type of door.

Hours of operation shall mean the time period when any activity requires the presence of employees or workers within or about the affected business.

Hours of darkness shall mean any time from one-half hour before sunset and one-half hour after sunrise and any other time when the illumination level is less than the required lighting for uses as designated in this chapter.
Jamb means the vertical members of a door frame to which the door is secured.

Jamb/wall is that component of a door assembly to which a door is attached and secured; the wall and jamb used together are considered a unit.

Latch or latch bolt is a beveled, spring-actuated bolt, which may or may not have a deadlocking device.

Light Panel is any glazed opening whether glazed with glass, plastic, metal, wood, or composition sheets or panels, or similar materials and shall include windows, skylights, view ports or view panels and similar openings.

Lock (or lockset) is a keyed device (complete with cylinder, latch or deadbolt mechanism, and trim such as knobs, levers, thumb turns, escutcheons, etc.) for securing a door in a closed position against forced entry. For the purposes of this code, a lock does not include the strike plate.

Locking device is a part of a window assembly, which is intended to prevent movement of the moveable sash, which may be the sash lock or sash operator.

Luminaire is a complete lighting device consisting of a light source together with its direct appurtenances, such as globe, reflector refractor, housing and such support as is integral with the housing. The pole, post or bracket is not considered a part of the luminaire.

Minimum maintained foot-candles of light is the amount of light falling on that point of a surface with the least illumination, calculated through application of a maintenance factor, which is a multiplier applied to account for aging of the lamp and for dirt build-up on the luminaire during the period for which a lamp is in place.

Multiple-family dwelling means a building or portion thereof designed for occupancy by two or more families living independently of each other, including hotels, motels, apartments, duplexes and townhouses. Nonresidential means any building, parking lot and associated areas used for any purpose other than a dwelling.

Panic hardware means a latching device on a door assembly for use when emergency egress is required due to fire or other threat to life safety. Devices designed so that they will facilitate the safe egress of people in case of an emergency when a pressure not to exceed 15 pounds is applied to the releasing device in the direction of exit travel. Such releasing devices are bars or panels extending not less than one-half of the width of the door and placed at heights suitable for the service require, not less than 30 nor more than 44 inches above the floor.
Primary locking device means the single locking system on a door or window unit whose primary function is to prevent unauthorized intrusion.

Rail means the horizontal member of a window or door. A meeting rail is one which mates with a rail of another sash or a framing member of the door or window frame when the sash is in the closed position.

Recreational space means any public or private park, community common open space or paseo, bike trail, community swimming pools and associated sidewalks and parking lots.

Safe means a combination-locked steel chest or money safe designed to offer a limited degree of protection against expert burglary by common hand tools.

Sash is an assembly of stiles, rails, and sometimes, mullions assembled into a single frame, which supports the glazing material. A fixed sash is one which is not intended to be opened. A moveable sash is intended to be opened.

Sill is the lowest horizontal member of a window frame.

Single cylinder deadbolt means a deadbolt lock, which is activated from the outside by a key and from the inside by a knob, thumb-turn, lever, or similar mechanism.

Solid core door means a door composed of solid wood or composed of compressed wood equal in strength to solid wood construction.

Stile is a vertical framing member of a window or door.

Strike is a metal plate attached to or mortised into a door or door jamb to receive and to hold a projected latch bolt and deadbolt in order to secure the door to the jamb.

Swinging door means a door hinged at the stile or at the head and threshold.

Underwriters' Laboratories listed means tested and listed by Underwriters' Laboratory, Inc.

Vandal resistant light fixture has a lens constructed of materials meeting or exceeding U.L. Bulletin 972 (Burglary Resistant Glazing) and a housing meeting or exceeding U.L. Bulletin 1572 (Wet Locations.)

Window assembly is a unit, which includes a window and the anchorage between the window and the wall.
**Window frame** is the part of a window, which surrounds and supports the sashes and is attached to the surrounding wall. The members include side jambs (vertical), head jamb (upper, horizontal), sill and mullions.

**Section 13-20-4: ENFORCEMENT PROVISIONS**

Enforcement of this code shall be the responsibility of the City's Building Safety Division and the Police Department. All building officials and administrative authority determinations required by this code shall be made jointly by the responsible representatives of each function charged with administration of this code or individually as charged.

**Section 13-20-5: CERTIFICATE OF OCCUPANCY**

No certificate of occupancy shall be issued unless the applicant for such certificate has complied with this article.

**Section 13-20-6: RIGHT OF ENTRY**

A. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the Chief Building Official, or his authorized representative, or an El Segundo Police Department representative, has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the Chief Building Official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Chief Building Official by this code, provided that if such building or premises be occupied, he shall first present proper credentials and request entry; and if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, the building official or his authorized representative shall have recourse to every remedy provided by law to secure entry.

B. When the Chief Building Official, or his authorized representative, or an El Segundo Police Department representative, shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care of control of any building or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the Chief Building Official or his authorized representative for the purpose of inspection and examination pursuant to this code.

**Section 13-20-7: VIOLATIONS AND PENALTIES**
It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, move, improve, convert, or demolish, equip, use, occupy or maintain any building or structure in the City of El Segundo or cause same to be done, contrary to or in violation of any of the provisions of this code.

Section 13-20-8: ADMINISTRATIVE RELIEF

In order to prevent or lessen the unnecessary hardship or practical difficulties in exceptional cases where it is difficult or impossible to comply with the strict letter of this code, the owner or his designated agent shall have the option to apply for an exemption from any provision of this code to the designated representative of the El Segundo Police Department and the Official. The reviewing authority shall exercise its powers on these matters in such a way that the public welfare is secured, and substantial justice done most nearly in accord with the intent and purpose of this code.

Section 13-20-9: LIFE SAFETY FACTORS

No portion of this code shall supersede any local, state, or federal law, regulation, or codes dealing with life safety factors.

Section 13-20-10: ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION

A. The provisions of this code are not intended to prevent the use of any material or method of construction not specifically prescribed by this code, provided any such alternate has been approved by the enforcing authority, nor is it the intention of this code to exclude any sound method of structural design or analysis not specifically provided for in this code. Materials, methods of construction, or structural design limitations provided for in this code are to be unless an exception is granted by the enforcing authority.

B. The enforcing authority may approve any such alternate provided they find the proposed design to be satisfactory and the material and method of work is for the purpose intended, at least equivalent to that prescribed in this code in quality, strength, effectiveness, burglary resistance, durability and safety.

Section 13-20-11: KEYING REQUIREMENTS

Upon occupancy by the owner or proprietor, each single unit in a tract or commercial development, constructed under the same general plan, shall have locks using combinations which are interchangeable from locks used in all other separate dwellings, proprietorships or similar distinct occupancies.

Section 13-20-12: FRAMES; JAMBS; STRIKES; HINGES
Installation and construction of frames, jambs, strikes and hinges for exterior swinging doors and door leading from garage into dwelling unit shall be as follows:

A. Door jambs shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of six inches each side of the strike.

B. In wood framing, horizontal blocking shall be placed between studs at door lock height for three stud spaces each side of the door openings. Trimmers shall be full length from the header to the floor with solid backing against sole plates.

C. Door stops on wooden jambs for in-swinging doors shall be of one-piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

D. The strike plate for deadbolts on all wood framed doors shall be constructed of minimum 16 U.S. gauge steel, bronze, or brass, and secured to the jamb by a minimum of two screws, which must penetrate at least three inches into solid backing beyond the surface to which the strike is attached.

E. Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

F. When pairs of doors are utilized in residential structures, a one-piece assembly attached to the full-length edge of the inactive door leaf, incorporating an astragal and flush-bolts for the header and threshold, will be accepted as a strike plate, provided the assembly is constructed of aluminum or steel a minimum of one-eighth inch in thickness.

G. All exterior doors equipped with lever-handled locking devices which operate the deadbolt shall have thresholds designed and installed so as to prevent the passing of rigid materials between the door and threshold to the interior.

**Section 13-20-13: SPECIAL RESIDENTIAL BUILDING PROVISIONS**

The provisions of this section shall apply only to multiple-family dwelling units.

A. Except for vehicular access doors, all exterior swinging doors of any residential building and garages, including the door leading from the garage area into the dwelling unit shall be equipped as follows:

1. All wood doors shall be of solid core construction with a minimum thickness of 1 3/4 inches, or with panels not less than 9/16 inch thick.
2. Main entry doors constructed of glass shall not be permitted in residential applications. Glass panels in the top eighth of the door may be permitted upon submission and review.

3. Main entry doors where windows are set alongside the entry door shall either reverse the swing of the door, OR reverse the position of the window to be opposite the locking mechanism.

4. A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection of one inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least 3/4 inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five-pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth inch in diameter.

5. The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the door frame.

6. Door hardware shall comply with the El Segundo Police Department Approved Security Hardware shown at end of the document.

7. Glazing in or around exterior doors, shall be a minimum distance of 20 inches from any locking mechanism and shall be of fully tempered glass or rated burglary resistant glazing.

8. All front exterior doors shall be equipped with a wide-angle (190-200 degrees) door viewer, not to be mounted more than fifty eight (58) inches from the bottom of the door.

B. Multiple family buildings shall display a street address number conforming to the following specifications:

1. Each individual unit within the complex shall display a prominent identification number not less than four inches in height, contrasting in color to the background to which it is affixed and clearly visible to approaching vehicles and/or pedestrians.

2. Numerals shall be no less than four inches in height and illuminated during the hours of darkness. The numerals and light source shall be contained with a single, weather-resistant fixture. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. An illuminated fixture is not required when the address number can be lighted by an area.
3. Complexes with two or more buildings with the same address or buildings containing a minimum of six separate street addresses, shall display minimum six-inch high identification numbers noting the address number and range of unit and/or building numbers within the building. They shall be placed on the building between eight and ten feet from ground level, and visible to approaching vehicles and/or pedestrians from all building sides. Identification numbers shall be of a color contrasting to the background to which they are attached and be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photoelectric device.

4. Driveways servicing more than 20 individual dwelling units shall have minimum four-inch high identification numbers, noting the range of unit numbers, placed at the entrance to each driveway at a height between 36 and 42 inches above grade. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photoelectric device.

5. There shall be positioned, at each entrance of a multiple family dwelling complex with more than four buildings, an illuminated diagrammatic representation of the complex, which depicts the location of the viewer and the unit designations within the complex. It shall be lighted during the hours of darkness utilizing a light source, which is constructed of weather and vandal resistant materials and provided with an uninterruptible A.C. power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable.

6. In multiple family complexes, garages or carports not directly attached to the dwelling unit or placed next to the dwelling unit and discernible as being associated with one addressed dwelling unit shall not use corresponding dwelling unit addresses to identify the garage or carport.

7. Address identification numbers and/or letters shall not be affixed to a surface using two-sided tape or any material not resistant to weather conditions.

8. Any building which affords vehicular access to the rear through a public or private alley shall display, in a clearly visible location, a highly reflective address number a minimum of four inches in height.

C. Multiple-family buildings, carports, parking areas, driveways, and walking surfaces shall conform to the following lighting standards:
1. All vehicular drive surfaces, open parking areas and carports shall be illuminated with a minimum maintained 1.25 foot-candles of light at ground level during the hours of darkness.

2. All exterior common area pedestrian walkways and recreation areas shall be illuminated with a minimum maintained 0.50 foot-candle of light at ground level during the hours of darkness.

3. Enclosed common area corridors shall be illuminated with a minimum maintained 0.50 foot-candles of light on all landings and stair treads during the hours of darkness. Open and enclosed stairways shall be illuminated at all times with a minimum maintained one foot-candle of light on all landings and stair treads.

4. Trash enclosures/areas, mailboxes, vending machines, and public phones located on the exterior shall be illuminated with a minimum maintained one foot-candle, measured within a five-foot radius at ground level, during the hours of darkness.

5. Mailboxes shall be placed in a highly visible, secured location (i.e. behind the security gate). Mailboxes and mail receptacles shall both be locking.

6. Recessed areas of building or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.

7. Accessible luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures and be not less than three feet in height from the walking surface when used to illuminate walkways and a minimum of 78 inches in height above the driving surface when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.

8. A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Landscaping shall not be planted so as to obscure required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of four to one (4:1 maximum/minimum).
The photometric study shall be provided for approval prior to issuing the Building Permit.

9. The light source shall be controlled by a photocell device or a time-clock with an astronomic feature.

10. Landscaping around the perimeter of the structure shall not provide access to any portion of the structure unless the accessible point is protected as described in subsection H. hereinabove.

11. All landscaping shall be low profile around perimeter windows, doors and entryways. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity.

12. Trees shall be trimmed up to 7 feet.

13. Trees/bushes/shrubs shall not be planted next to or near light fixtures or light standards. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.

D. Common-area laundry rooms in multiple-family complexes shall be designed and protected as follows:

1. Entry doors shall have:
   a. A minimum 600 square-inch clear vision panel, in the upper half of the door.
   b. Automatic, hydraulic door closures.
   c. Self-locking door locks equipped with a dead-locking latch, allowing exiting by a single motion and openable from the inside without the use of a key or any special knowledge or effort.
   d. Non-removable hinge pins for out-swinging doors to preclude removal of the door from the exterior by removing the hinge pins.
   e. A latch protector consisting of minimum 0.125-inch-thick steel attached to the door's exterior with non-removable bolts from the exterior. It shall be two inches wide and extend a minimum of five inches above and below the strike opening and extend a minimum of one inch beyond the edge of the door. It shall have a metal anti-spread pin a minimum of 1/2 inch in length.
2. The laundry room shall be illuminated at all times with a minimum maintained five foot-candles of light at floor level, using a non-interruptible power source. There shall be no light switches inside the room that control light fixtures used to meet the lighting requirement.

3. Any portion of an openable window which is within eight feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar surface, or any climbable pole or tree, or any surface providing a foothold, shall be secured as follows:

   Windows shall not provide an opening greater than 96 square inches: or

a. Transom windows opening at the top and hinged at the bottom may be utilized provided the bottom portion is not less than six feet from an exterior accessible surface.

b. The entire laundry room shall be visible from the exterior along common area walking or driving surfaces. Perimeter windows and interior mirrors may be utilized to meet this requirement.

c. Laundry rooms are to be located in high activity areas with natural surveillance opportunities, and not in remote or isolated locations.

E. Multiple-family complexes shall have wrought iron/tubular steel security gates and fencing, a minimum of six feet high street side, at all pedestrian access points enclosing the walkway/common areas and have an electric mechanical access control system.

Section 13-20-14: SPECIAL NONRESIDENTIAL BUILDING PROVISIONS

The provisions of this section shall apply to nonresidential units and structures.

A. Swinging exterior glass doors, wood or metal doors with glass panels, solid wood or metal doors shall be constructed or protected as follows:

1. Door hardware shall comply with the El Segundo Police Department Approved Security Hardware shown at end of the document.

2. Wood doors shall be of solid core construction with a minimum thickness of 1 3/4 inches. Wood panel doors with panels less than one inch thick shall be covered on the inside with a minimum 16 U.S. gauge sheet steel or its equivalent, which is to be attached with screws on minimum six-inch centers. Hollow steel doors shall be of a minimum 16 U.S. gauge and have sufficient reinforcement to maintain the designated thickness of the door when any locking device is installed; such reinforcement being able to restrict collapsing of the door around any locking device.
3. Except when double cylinder deadbolts are utilized, any glazing utilized within 40 inches of any door locking mechanism shall be constructed or protected as follows:

a. Fully tempered glass or rated burglary resistant glazing; or

b. Iron or steel grills of at least 1/8-inch material with a minimum two-inch mesh secured on the inside of the glazing may be utilized; or

c. The glazing shall be covered with iron bars of at least 1/2 inch round or one-inch by 1/4-inch flat steel material, spaced not more than five inches apart, secured on the inside of the glazing.

d. Items b. and c., above, shall not interfere with the operation of opening windows if such windows are required to be openable by the Uniform Building Code.

B. All swinging exterior doors shall be equipped as follows:

1. A single or double door shall be equipped with a double or single cylinder deadbolt. The bolt shall have a minimum projection of one inch and be constructed so as to repel a cutting tool attack. The deadbolt shall have an embedment of at least 3/4 inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five-pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least 1/4 inch in diameter. The provisions of the preceding paragraph do not apply where (1) panic hardware is required, or (2) an equivalent device is approved by the enforcing authority.

2. Double doors shall be equipped as follows:

a. The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the doorframe.

b. Double doors shall have an astragal constructed of steel a minimum of 0.125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of two inches wide, and extend a minimum of one inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with non-removable bolts spaced apart on not more than ten inches centers. (The door to which such an astragal is attached must be determined by the fire safety codes adopted by the enforcing authority.)

C. Aluminum frame swinging doors shall be equipped as follows:
1. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike, so as to prevent violation of the strike.

2. A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one inch or a hook-shaped or expanding deadbolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five-pin tumblers and a cylinder guard.

D. Panic hardware, whenever required by the Uniform Building Code or Title 24, California Code of Regulations, shall be installed as follows:

1. Panic hardware shall contain a minimum of two locking points on each door; or

2. On single doors, panic hardware may have one locking point, which is not to be located at either the top or bottom rails of the doorframe.

3. Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them, but not interfere with the operation of either door.

E. Horizontal sliding doors shall be equipped with a metal guide track at top and bottom, and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum five-pin tumbler operation with non-removable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

F. In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.

G. Glazing shall be deemed accessible, if any portion of it is within 40 inches of any door locking mechanism, and shall be constructed of either two part laminated glazing with a 0.06 inch inner layer or burglary resistant glazing.

H. Cash counting/commercial retail manager’s office, rear exit doors and delivery doors shall be equipped with a wide angle (190-200 degree) door viewer, not to be mounted more than fifty eight (58) inches from the bottom of the door.

I. Roof openings shall be protected as follows if the roof is accessible via an exterior ladder or the roof is less than 20 feet from ground level or if any portion of it is within 12 feet vertically or six feet horizontally from any exterior
accessible surface or any adjoining roof, balcony, landing, stair tread or similar structure:

1. All skylights on the roof of any building used for business purposes shall be provided with:

   a. Rated burglary-resistant glazing; or

   b. Iron bars of at least one-half inch round or one by 1/4 inch flat steel material under the skylight and securely fastened; or

   c. A steel grill of at least 1/8 inch material with a maximum two-inch mesh under the skylight and securely fastened.

2. All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

   a. If the hatchway is of wooden material, it shall be covered on the inside with at least 16 U.S. gauge sheet metal, or its equivalent, attached with screws.

   b. The hatchway shall be secured from the inside with a slide bar or slide bolts.

   c. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

J. Exterior mounted ladders are prohibited except:

   1. Ladders with a minimum 1/8 inch thick steel plate, securely attached to the ladder edge on each side and extending to within two inches of the wall for a height of ten feet above ground level. A door or cover shall be securely attached to the front of the ladder and be constructed of a minimum 1/8-inch steel, extending from ground level to at least ten feet high. The ladder door shall have non-removable hinge pins and be locked tight against the side wall by a locking mechanism with a minimum five pin tumbler operation, and attached with non-removable bolts from the exterior; or

   2. Ladders mounted such that the lowest rung is at least 10 feet above finished grade.

K. There shall be no exterior phone panels.

L. Buildings, open parking lots, walkways, and accesses thereto shall conform to the following light standards:
1. All types of exterior doors shall be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius on each side of the door at ground level. The light source shall be controlled by a photocell device or a time-clock with an astronomic clock feature and capable of operating during a power outage.

2. Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.

3. Light poles/standards mounted at 12 to 14 feet shall be used for walkways and gathering areas for a better spread of light. Bollards cannot accomplish this as they do not fully illuminate an average adult for positive facial recognition.

4. Stairways shall be illuminated with a minimum maintained one foot-candle of light on all landings and stair treads, during the hours of operation, including one hour thereafter.

5. All interior or exterior corridors, passageways and walkways in any hotel, motel or inn shall be illuminated at all times with a minimum maintained one foot-candle of light on the walking surface.

6. All exterior pedestrian walkways, interior common corridors, and open parking lots shall be illuminated with a minimum maintained one foot-candle of light on the walking or driving surface during the hours of operation and one hour thereafter.

7. Accessible luminaires utilized to meet the requirements of this section have vandal resistant light fixtures and be not less than three feet in height from ground level when used to illuminate walkways and a minimum of eight feet in height from ground level when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within fifteen feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.

8. A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum. Landscaping
shall not be planted so as to obscure required light levels. The photometric study shall be provided prior to issuing the Building Permit.

9. Landscaping around the perimeter of the structure shall not provide access to any portion of the structure unless the accessible point is protected as described in subsection H. hereinabove.

10. All landscaping shall be low profile around perimeter windows, doors and entryways. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity.

11. Trees shall be trimmed up to 7 feet.

12. Trees/bushes/shrubs shall not be planted next to or near light fixtures or light standards. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.

M. Nonresidential buildings shall display a street address number conforming to the following specifications:

1. Numerals shall be located where they are clearly visible from the street on which they are addressed. They shall be of a color contrasting to the background to which they are affixed. Method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions.

2. Numerals shall be no less than six inches in height, if located less than 100 feet from the center line of the addressed street or 12 inches in height if placed further than 100 feet from the center line of the addressed street. The numerals shall be illuminated during the hours of darkness using a light source provided with an uninterruptible A.C. power source or controlled only by a photoelectric device.

3. The rear doors of all building shall have address numbers not less than six inches in height and be of a color contrasting to the background to which they are affixed.

N. Elevators shall be designed as follows:

1. Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, shall have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.
2. Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.

I. Parking kiosks shall conform to the following standards:

1. The landscaping around the island of the booth shall be ground cover only.

2. A mirror shall be installed on the interior of the booth to allow the attendant to see who is approaching from behind.

3. The attendant shall have some form of communication (radio/phone/panic alarm) in which to make contact with emergency or security personnel.

Section 13-20-15: SPECIAL PARKING FACILITIES PROVISIONS

A structure, garage or covered parking surface intended primarily for the storage of motor vehicles for any period of time, except for residential carports, shall comply with this section.

A. Remote or detached parking facilities or any other parking surfaces which are constructed as a separate entity shall be assigned a street address number. The numerals shall be displayed at the main entrance using numbers a minimum of eight inches in height and of a color contrasting to the background to which they are affixed.

B. Restrooms shall not be open to the general public and shall be continuously locked, with access provided only to authorized individuals. They shall be located in an area which is highly visible from the parking attendant kiosk or other area where natural surveillance is afforded.

C. Bicycle storage units or racks shall be located in high visibility areas.

D. Solid perimeter walls shall be either full height floor to ceiling or not exceed 42 inches in height from the parking surface.

E. The number of pedestrian and vehicular access points shall be minimized. Except at vehicle and primary pedestrian openings, the structure shall be designed, to the satisfaction of the City, to preclude human entry from any exterior accessible surface to a height of eight feet. Chain link fencing shall not be utilized if visible from a public right of way. When required, fire authority openings in the form of swing-out gates shall be provided and secured by a padlock with a minimum 3/8-inch diameter shackle and five-pin tumbler operation.
F. Exterior pedestrian doors which provide access into the parking facility, shall be constructed and equipped as follows:

1. A minimum 18 gauge steel and equipped with automatic hydraulic closure device.

2. A minimum 100-square-inch vision panel, with the width not less than five inches, to provide visibility into the area being entered. Vision panels shall meet requirements of the Uniform Building Code.

3. Vision panels shall preclude manipulation of the interior locking device from the exterior.

4. No openings within twenty-four inches of the locking device which would allow a piece of metal, 1/16-inch diameter or greater to be inserted and access gained to the interior side of the door.

5. When panic hardware is required, it shall have a self-locking mechanism and be constructed/equipped as follows:

   a. Panic hardware on pairs of doors shall contain a minimum of two locking points on each door; or

   b. On single doors, panic hardware may have one locking point, which is not located at either the top or bottom of the doorframe. When mortise hardware is utilized, a protective astragal consisting of a minimum 0.125 inch thick steel shall be attached to the exterior of the door and rendered non-removable from the exterior. It shall be two inches wide and extend a minimum of five inches above and below the strike opening and extend a minimum of one inch beyond the edge of the door.

   c. Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them, but not interfere with the operation of either door. Fire rated astragals, meeting specifications of the Uniform Building Code, shall be utilized when required. Astragals are not required when panic hardware is utilized with push pads offset a minimum of three inches from the door edges.

6. Emergency exits not intended, as a primary entrance shall have no exterior handles, knobs, or levers.

7. Hinges shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.
G. Stairways shall be designed as follows:
   1. Interior doors shall have glazing panels a minimum of five inches wide and
      20 inches in height and meet requirements of the Uniform Building Code.
   2. Areas beneath stairways at or below ground level shall be fully enclosed or
      access to them restricted.
   3. Stairways shall be designed to be completely visible from either the interior
      or exterior or both, unless mandated by the Uniform Building Code to be
      enclosed.
   4. Fully enclosed interior or exterior stairways with solid walls, when required,
      shall have shatter resistant mirrors or other equally reflective material at
      each level and landing be designed or placed in such a manner as to
      provide visibility around corners.

H. Elevator cabs and lobbies shall be designed as follows:
   1. Elevators which serve more than two floors, above ground level, with at
      least one shaft wall exposed to the exterior or interior shall have clear
      glazing installed in one wall to provide visibility into the elevator cab.
   2. Elevator cabs, the interiors of which are not completely visible when the
door is open from a point centered on and 36 inches away from the door,
shall have shatter resistant mirrors or other equally reflective material so
placed as to make visible the entire elevator cab from this point. The
    elevator cab shall be illuminated at all times with a minimum maintained two
    foot-candles of light at floor level.
   3. Elevator emergency stop buttons shall be so installed and connected as to
      activate the elevator alarm when utilized.
   4. Elevator lobbies, if enclosed, shall be constructed of glazing, the maximum
      amount allowed by the Uniform Building Code.

I. Lighting of driveways, parking areas, walkways and doors shall conform to the
   following standards:
   1. All parking, driving, and walking surfaces, except stairways, shall be
      illuminated at all times with a minimum maintained 1.25 foot-candles of light.
      Exception: Parking facilities which have physically precluded pedestrian
      and vehicle access during non-business hours may provide a minimum
      maintained 0.25 of light on the parking, walking and driving surfaces.
   2. Stairways shall be illuminated at all times with a minimum maintained two
      foot-candles of light on all landings and stair treads.
3. All types of exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.

4. Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.

5. All luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.

6. A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum. Landscaping shall not be planted so as to obscure required light levels. The photometric study shall be provided prior to issuing the Building Permit.

7. The light source shall be controlled by a photocell device or a time-clock with an astronomic feature and capable of operating during a power failure.

J. Landscaping around the perimeter of the structure shall not provide access to any portion of the structure unless the accessible point is protected as described in subsection H. hereinabove.

K. All landscaping shall be low profile around perimeter windows, doors and entryways. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity.

L. Trees shall be trimmed up to 7 feet.

M. Trees/bushes/shrubs shall not be planted next to or near light fixtures or light standards. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.

N. Perimeter fencing shall be a minimum of 6 feet high street side. Wood fence horizontal rails shall be on the interior of the perimeter. Where wrought iron or steel tubular fencing is used, the rails members shall run along the top and
bottom portion of the fence. Chain-link fencing shall not have plastic or metal slats weaved within it.

Section 13-20-16: EMERGENCY ACCESS

A. Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall provide for police emergency access utilizing an approved key switch device and designed as follows:

1. A control pedestal consisting of a metal post/pipe shall be installed at a height of 42 inches and a minimum of 15 feet from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it; nor to require any back-up movements in order to enter/exit the gate.

2. A control housing consisting of a heavy gauge metal, vandal and weather resistant square or rectangular housing which shall be installed on the top of the control pedestal. Key switch is to be mounted on the side facing the roadway.

B. All lockable pedestrian gates to residential recreation areas serving six or more dwelling units, and gates or doors to common walkways or hallways of residential complexes where the there are four or more dwelling units within the complex, shall provide for police emergency access utilizing an approved key switch device or approved key vault which shall be installed as follows:

1. Pedestrian gates/doors using an electromagnetic type lock shall install a key switch within a telephone/intercom console or in a control housing as described in section (a)(2) above.

2. Pedestrian gates/doors utilizing mechanical locks shall install a key vault adjacent to each gate/door, securely attaching it to a fence or wall.

C. Nonresidential multi-tenant buildings utilizing electronic access control systems on the main entry doors, and enclosed retail shopping centers shall provide police emergency access utilizing an approved key switch-device or approved key vault which shall be installed as follows:

1. All doors using an electromagnetic type lock shall install a key switch device within the building's exterior telephone/intercom console or in a control housing as described in section (a)(2) above, located within close proximity and in a visible area near the door.

2. Exterior main entry doors of an enclosed shopping center utilizing mechanical door locks shall install a key vault within close proximity and in a visible area near the door.
Section 13-20-17: SPECIAL RECREATIONAL SPACES PROVISIONS

The provisions of this section shall apply to community buildings, parks, open spaces, trails, community swimming pools, and associated sidewalks and parking lots.

A. Structures shall comply with all provisions of the El Segundo Security Code Conditions of Approval, except section Special Nonresidential Building Provisions, subsection L, regarding lighting standards.

B. Exterior lighting shall conform to the following standards:

1. All types of exterior doors shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light at ground level, measured within a five-foot radius from the center of the door.

2. Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed feet in width and are capable of human concealment, shall illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge tow landscaping a minimum of two feet in height.

3. Stairways shall be illuminated with a minimum one foot-candle of light on all landings and stair treads, during the hours of operation, including one hour thereafter.

4. Parking lots and walkways accessing buildings and parking areas shall be illuminated with a minimum maintained one foot-candle of light on the driving or walking surface during the hours of operation and one hour thereafter.

5. Bike trails not incorporated in the roadway shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness, except that any bike trail or recreational facility within the designated Natural Community Conservation Plan/Habitat Conservation Plan, Central Coastal Sub region reserve area shall be exempt from the requirements of this subsection.

6. Paved walkways in open space areas, not directly serving buildings or parking areas, shall be illuminated with a minimum maintained one foot-candle of light on the walking surface during the hours of operation and one hour thereafter.
7. Swimming pool decks and other hard surface recreation activity areas shall be illuminated with a minimum maintained one foot-candle of light on the walking surface during the hours of operation and one hour thereafter.

8. Luminaire utilized to meet the requirements of this section shall have vandal resistant light fixtures, if accessible, and be not less than eight feet in height from ground level. A luminaire not less than 42 inches may be utilized to illuminate a walkway if adjacent landscaping is of a variety which does not mature higher than two feet, and it does not interfere with the required light distribution for a distance of 16 feet along the walkway. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair treads, platform or similar structure.

9. Activation of the required exterior lighting shall be either by a photocell device or a time clock with an astronomic clock feature.

10. A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum. Landscaping shall not be planted so as to obscure required light levels. The photometric study shall be provided for approval prior to issuing the Building Permit.

11. Landscaping around the perimeter of the structure shall not provide access to any portion of the structure unless the accessible point is protected as described in subsection H. hereinabove.

12. All landscaping shall be low profile around perimeter windows, doors and entryways. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity.

13. Trees shall be trimmed up to 7 feet.

14. Trees/bushes/shrubs shall not be planted next to or near light fixtures or light standards. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.

C. Swimming pools shall be secured as follows:

1. Restroom doors and pool gates shall be equipped with automatic closure devices, dead latches, and a latch protector consisting of minimum 0.125-inch-thick steel, two inches wide and six inches long.
2. The pool equipment room or enclosure to be secured with either a deadbolt lock or padlock with a minimum five-pin tumbler operation, minimum three-eighths-inch thick shackle, and heel and toe locking.

3. The on and off switch for the spa is to be keyed.

4. Perimeter fencing, using either tubular steel or aluminum, is to be installed at a minimum height of six feet. Vertical fence pickets are to be spaced not more than four inches on-center and be designed to discourage climbing.

5. Emergency access to locked gates is to be provided through installation of a Knox box key vault which shall contain all keys required to enter the pool area at any time. The box is to be installed within eight feet of the gate and placed between four and five feet above ground level.

6. Selection of landscaping is to consider height of plants regarding providing needed visibility into the pool area from adjacent uses, buildings, and streets.

7. Lighting shall conform to Special Non-residential section regarding lighting fixtures.

8. All entrances to nonpublic pools/spas shall have signage indicating it is private property and no trespassing allowed.

D. Landscaping guidelines are as follows:

1. Plant materials utilized shall take into consideration the need for users of the space to easily view their surroundings as well as police patrols to monitor the area from adjacent streets.

2. Trees shall be positioned to avoid interfering with required lighting levels and take into consideration the height of canopies from ground level regarding surveillance opportunities by users of the space and police patrols.

3. Planting of wide hedge rows and narrow vertical plants adjacent to solid fences is encouraged.

Section 13-20-18: COMMERCIAL RETAIL PROVISIONS

A. Security cameras shall be installed in all new commercial/retail establishments if the Police Department deems it necessary due to the type of business, hours of operation, location and propensity to crime.

1. The Police Department shall determine the monitoring and recording location of the security cameras, which include, but are not limited to:
shipping/receiving dock areas, cash handling/counting areas, the manager’s office, the safe, all access doors and any other areas deemed necessary by the Police Department. Monitor and recording equipment shall be stored in a secure area (ex. manager’s office).

2. Monitoring and recording equipment shall be stored in a secured area.

3. Cameras recording driveways and driving surfaces shall monitor and record vehicle occupants and the license plate number as they enter/exit.

4. Landscaping shall not be planted so as to obscure required monitoring and recording.

5. The Police Department’s minimum camera requirements shall be listed after the Camera Specifications.

Camera Specifications:
a. All security cameras shall be in color.

b. Cameras, especially those viewing customers as they enter the business or stand at cash registers, shall capture the individual from the waist to the top of the head, straight on.

c. If storefront windows and entry doors are constructed of glass, cameras shall be positioned to face away from them to prevent glare.

d. Cameras facing Point of Sale shall be slightly off set so the employee at the register does not block full view of the customer.

e. Cameras shall be situated low enough so that caps/hats or other disguises (typically used when committing a crime) will not obstruct the view of the individual’s face. This will provide the best possible picture for identification during the investigation process.

f. The maximum mounting height shall be 8 feet.

g. Cameras shall have a two terabyte minimum hardware with the recording device set to motion recording.

h. Cameras shall be one mega pixel minimum resolution.

i. The recording device shall be set to a minimum of 12 frames per second per camera.
j. There shall be a monitor connected to the recording equipment to play back and review the video. The equipment shall be stored in a secure area (ex. manager’s office).

k. Security camera recordings shall be made available to law enforcement

6. A schematic plan of the security camera system shall be submitted and approved by the El Segundo Police Department prior to issuing the Tenant Improvement Building Permit, and shall be included on a page in the stamped set of plans.

B. Safes shall be installed in all commercial retail businesses and shall be equipped with suitable anchors in concrete blocks or to the premises in which located.

APPENDIX A: El Segundo Police Department Approved Security Hardware.

HARDWARE LISTED ARE EXAMPLES. HOWEVER, ANY EQUAL GRADE IS ACCEPTABLE AFTER CUT SHEETS ARE PROVIDED AND MEETS WITH THE POLICE DEPARTMENT APPROVAL.

Single or Double Swing / Hollow Metal and Wood Doors Only:
- Schlage L9453 or equal lockset (Grade 1 lockset with 1” throw bolt)
  - with the equivalent of an MS 4043 cylinder guard.
- Electrified L9453 or equal (Grade 1 lockset with 1” throw bolt)
  - with the equivalent of an MS 4043 cylinder guard.
  - *A latch bolt by itself is not acceptable*
- A latch guard shall be placed over single swing entry doors. If the door is recessed, a recessed latch guard shall be installed.

Hollow Metal Double Door Only:
- Must have a full length steel astragal (Pemko 357 or equal), not aluminum. Inactive door is to have auto-releasing flush bolts, header and threshold, with a min ½” embedment.

Single Or Double Swing Doors where panic hardware is required (wood, hollow metal and aluminum):
- Von Duprin or equal vertical rod panic hardware [panic bar shall be offset on both sides – Adams Rite is not acceptable for this application on aluminum doors only.
- There shall be no mail slot located within 40” of the door, where the push bar can be manipulated by reaching through.

Single Door Alternative where panic hardware is required:
• Rim Panic with the installation of an exterior 12 inch astragal. If astragal cannot be installed a vertical rod panic device will be required.

Aluminum/Glass Doors only where panic hardware is not required:
• Single Swing: Adams Rite MS1890 Hook bolt with an Adams Rite 4002 Flat Armored Trim Strike plate, or, Keedex surface mounted armored strike or equal (meeting a minimum 1500 pound sheer force) with a MS 4043 Cylinder Guard or equal.
• Double Swing: MS 1850 Laminate Swing Bolt (1 3/4") and:
  o An MS 4043 Cylinder Guard or equal.
  o An Adams Rite 4085 header bolt or equal; and
  o An Adams Rite MS 4002 Radius Armored Trim Strike plate designed for double doors or equal.

Hinges:
• All exterior hinges, whether off a common corridor or to the exterior of the building will require that all three hinges have an NRP designation (non-removable pin) set screw.

• HARDWARE LISTED ARE EXAMPLES. HOWEVER, ANY EQUAL GRADE IS ACCEPTABLE AFTER CUT SHEETS ARE PROVIDED AND MEETS WITH THE POLICE DEPARTMENT APPROVAL."

SECTION 3: Environmental Assessment. The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 4: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.
SECTION 6: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: Validity of Prior Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the ESMC or other the city ordinance by this Ordinance will be rendered void and cause such ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: Effective Date. This Ordinance will take effect on January 1, 2017.

PASSED AND ADOPTED this ____ day of __________, 2016.

Suzanne Fuentes, Mayor

APPROVED AS TO FORM

Mark Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES ) SS  
CITY OF EL SEGUNDO  

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the ______ day of _________________, 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk,
all at a regular meeting of said Council held on the ______ day of __________________, 2016, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

______________________________
Tracy Weaver, City Clerk
AGENDA DESCRIPTION:

Consideration and possible action to 1) adopt a resolution approving a policy for compliance with Assembly Bill 1826 regarding mandatory recycling of organic waste, and 2) adopt an ordinance establishing requirements for compliance with Assembly Bill 1826. (Fiscal Impact: N/A)

RECOMMENDED COUNCIL ACTION:

1. Adopt the attached resolution approving a policy for compliance with Assembly Bill 1826 regarding mandatory recycling of organic waste; and

2. Adopt an ordinance establishing requirements for mandatory organic waste recycling in compliance with Assembly Bill 1826; or

3. Alternatively, discuss and take other possible actions related to this item.

ATTACHED SUPPORTING DOCUMENTS:

Mandatory Organics Recycling Policy
Resolution
Ordnance

FISCAL IMPACT: N/A

Amount Budgeted: $0
Additional Appropriation: No
Account Number(s): N/A

ORIGINATED BY: Cheryl Ebert, Senior Civil Engineer
REVIEWED BY: Stephanie Katsouleas, Public Works Director
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

Pursuant to California Assembly Bill 1826, cities and counties are required to implement a mandatory organics recycling program targeting businesses and multi-family dwellings. This law phases in the mandatory recycling of commercial organics over several years, with full implementation realized in 2020.

Organic waste (organics) is defined as any material that is biodegradable and comes from either plants or animals. Some examples of organic waste are food waste, green waste, landscape and pruning waste, garden and lawn clippings, nonhazardous wood waste, food soiled paper that is mixed in with food waste and pet waste. Businesses and multi-family dwellings who must comply with AB 1826 and divert their organic waste include those who:

- Generate of 8 or more cubic yards of organic waste per week, starting April 1, 2016.
- Generate of 4 or more cubic yards of organic waste per week, starting January 1, 2017.
• Generate of 4 or more cubic yards of solid and/or organic waste per week, starting January 1, 2019
• Generate of 2 or more cubic yards of solid and/or organic waste per week, starting January 1, 2020

The organic waste recycling program required by AB 1826 may consist of one of the following alternatives:

1. Implementing a mandatory commercial organic waste recycling policy or ordinance that addresses organic waste recycling.
2. Requiring a mandatory commercial organic waste recycling program through a franchise contract or agreement.
3. Requiring organic waste to go through a source separated or mixed processing system that directs material from disposal.

The City does not currently have a franchise agreement with any waste haulers serving commercial entities, nor does the City offer source separating or mixed processing systems, which can be timely, tedious and costly. Therefore, in order to meet the State’s requirements, staff has prepared and recommends that City Council adopt the attached mandatory commercial organics recycling policy and associated ordinance. The policy and associated ordinance will provide staff the guidance and enforcement support necessary to achieve full implementation in the coming years.

Please see the attached policy for a broader background discussion on the intent of AB 1826 and the steps the City will implement to educate affected businesses and residents, as well as the approach for ensuring compliance with the new mandate.
City of El Segundo
Mandatory Commercial Organics Recycling Policy
(Pursuant to AB 1826; Pub. Res. Code §§ 42649.8 et seq.)

Introduction
The City of El Segundo is 5.46 square miles in size, with approximately 3,600 licensed businesses, many of which are brick and mortar shops that generate solid and organic waste. California disposes approximately 30 million tons of waste in landfills each year, of which more than 30 percent could be used for compost or mulch. Greenhouse gas (GHG) emissions resulting from the decomposition of organic wastes in landfills have been identified as a significant source of emissions contributing to global climate change.

In an effort to reduce the organic waste and associated emissions generated in El Segundo, the City of El Segundo will adopt a mandatory commercial organics recycling program that will identify responsibilities of the City, Business Owners and Waste Haulers working within the city limits in accordance with Assembly Bill 1826 (codified at Pub. Res. Code §§ 42649.8 et seq.).

Background
According to CalRecycle, 41% of what is being thrown away in California’s landfills are organics (i.e. food scraps, lawn clippings, food-soiled paper). When organics are landfilled they decompose without oxygen to create methane, a contributor to climate change. Through adoption of AB 32 & AB 1826, California is taking steps toward reducing greenhouse gas emissions by taking organics out of landfills.

AB 32 aims to reduce the amount of organic materials sent to the landfill and increase the production of compost and mulch. Assembly Bill 1826, which was signed into law in October, 2014, requires businesses that generate eight or more cubic yards of organic waste per week to arrange for collection of their organics. The law uses a tiered implementation schedule, which phases in requirements for businesses and multi-family dwellings over time based on the amount and type of organics or waste they produce on a weekly basis. Businesses and multi-family units who must divert organic waste include those who:

- Generate 8 or more cubic yards of organic waste per week, starting April 1, 2016.
- Generate 4 or more cubic yards of organic waste per week, starting January 1, 2017.
- Generate 4 or more cubic yards of solid and/or organic waste per week, starting January 1, 2019
- Generate 2 or more cubic yards of solid and/or organic waste per week, starting January 1, 2020
Purpose
The purpose of this policy is to 1) document the components of and adopt a City-wide program to address the management, monitoring and oversight of organic waste compliance with AB 1826; and 2) reduce greenhouse gas emissions through diversion of organic materials away from landfills.

Policy

A. Programs to be Implemented by the City
   The City of El Segundo is responsible for the implementation, monitoring, and enforcement of commercial organic waste recycling policies for local businesses within the City of El Segundo. The City of El Segundo will complete the following tasks:

   - Incorporate the notification and self-reporting process about mandatory commercial organics recycling requirements of AB 1826 as an integral part of the annual business licensing procedure.
   
   - Provide outreach materials on the mandatory commercial organics recycling requirements as part of a new business license application and/or annual business license renewal process.
   
   - Outreach to licensed waste haulers in the City of El Segundo to identify waste services available to businesses.
   
   - Provide CalRecycle and AB 1826 information on the City of El Segundo’s website.
   
   - Adopt an enforcement structure for non-compliant businesses. Businesses may be inspected for compliance on an annual basis and those who are found to be in violation may be subject to enforcement per the El Segundo Municipal Code through the Code Enforcement process.
   
   - Continue to provide Green Waste Drop Off and Recycling at the City yard for residents.

B. Programs to be Implemented by Businesses
   The City of El Segundo recognizes that businesses owners/operators have the best understanding of their specific operations, and thus the program initiated by the City will allow the businesses to work cooperatively with their own trash/recycling service providers to target material types and implement recycling programs most appropriate for their respective businesses. Businesses and haulers must abide by the requirements of AB 1826 to meet state goals for organics recycling. When obtaining a license or license renewal at the City of El Segundo, businesses will be asked to provide the following information:
- Amount of commercial solid waste and organic waste that the business generates per week. This information may be obtained from each business’ respective solid waste and/or organic waste hauler, or they may consider using the Generator ID Tool on the CalRecycle website to determine their projected organic waste generation.

- Identify whether they are required to comply with the mandatory organic recycling program as outlined in Pub. Res. Code Section 42649.81(b).

- Provide documentation showing proof of organics recycling or exemption per AB 1826. This documentation can easily be obtained in the form of a report from their individual waste haulers.

C. Programs to be Implemented by Haulers
Haulers must complete the following tasks:

- Provide information to the City of El Segundo on types of services offered to businesses for waste disposal that are required to comply with AB 1826.

- Assist in providing education and outreach to and monitoring of businesses required to comply with AB 1826

D. Methodology for Implementation by the City

Education/Outreach/Monitoring Plans

The City of El Segundo will reach out to businesses using the following platforms:

- Electronic: Post information about AB 1826 on the City’s website, in electronic newsletters, electronic boards and social media.

- Print: Provide flyers, brochures, pamphlets, letters, newsletters at City buildings, and in mailers as appropriate.

- Direct Contact: Conduct site visits, wastes assessments, audits, and community events (Earth Day or Farmers Market).

To determine which businesses and multi-family dwellings must comply with the El Segundo’s mandatory organics waste program, the City will take following steps:

1. For businesses:
   a. Obtain a complete list of all licensed businesses in the City of El Segundo. As a note, all information contained within the business license database will remain confidential.
   b. Sort the list according to “number of employees” from highest to lowest and extract potentially qualifying businesses based on the threshold limits outlined in the Generator ID Tool available on the CalRecycle website.
c. Identify which businesses within the list meet the threshold by "business type" using the Generator ID Tool.
d. Based on the final list compiled in 1.c, conduct outreach, site visits and enforcement as necessary for compliance with the City's Organic Waste ordinance. A violation of the City's ordinance is an infraction and penalties may be assessed.
e. Repeat steps a-d annually following the business renewal period.

2. For multi-family dwellings:
   a. The City will use GIS and Los Angeles County Assessor property/parcel data to obtain a complete list of all multi-family dwellings located within the City of El Segundo that may be subject to the requirements of AB 1826.
      i. Discrepancies between property and parcel data will be examined for consistency and, where necessary, resolved by field inspection.
      ii. No Condominium HOAs will be eliminated.
b. The City will compile this list on an annual basis using the appropriate threshold limits required by law.
c. As needed, the City's code enforcement officers may reach out to building owners/HOAs identified in Step 2.a to ensure compliance with the law. A violation of the City's ordinance is an infraction and penalties may be assessed.

3. On an annual basis, use the FaciT tool on the CalRecycle website to identify organic waste recycling facilities within a reasonable vicinity and the capacities available for material to be accepted at each facility.

4. Respond to the CalRecycle Electronic Annual Report questions by date specified by the State.

E. Effective Date

This policy will become effective the date it is adopted by City Council. Modifications of the Policy will be effective on the date said modifications are approved by the City Council or the date any City employee or official with authority granted by the City Council has approved the Policy modification or change.
RESOLUTION NO. _____

A RESOLUTION ADOPTING A MANDATORY ORGANICS RECYCLING POLICY IN COMPLIANCE WITH CALIFORNIA STATE ASSEMBLY BILL 1826

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: Recitals:

A. According to California’s Department of Resources Recycling and Recovery (also known as “CalRecycle”), 41% of what is being thrown away in California’s landfills is organic waste (i.e., food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste). When organics are landfilled they decompose without oxygen to create methane, a contributor to climate change;

B. On September 28, 2014, Governor Brown signed Assembly Bill 1826, Mandatory Commercial Organics Recycling, which requires the City to implement a mandatory commercial organics recycling program;

C. The law phases-in the mandatory recycling of commercial organics over several years, with an increase in the number of businesses required to comply each year, with full implementation in 2020;

D. Under AB 1826, the City is required to (1) implement a mandatory commercial organic waste recycling policy ordinance, and (2) annually report to CalRecycle the number of regulated businesses that generate organic waste and the number that are recycling organic waste (Pub. Res. Code §§ 41821, 42649.82);

E. The City Council desires to do its part to help reduce the amount of organic materials sent to landfills; accordingly, the City Council desires to implement the City’s mandatory commercial organics recycling program by adopting an ordinance and by approving this Mandatory Commercial Organics Recycling Policy; and

F. It is recognized that there are some businesses and multifamily dwellings that may not be subject to the ordinance and policy and may apply for an exemption.

SECTION 2: Adoption. Based on the foregoing reasons, the City Council adopts the Mandatory Organics Waste Policy contained in Exhibit A, attached hereto and made part of this Resolution. The City Manager is authorized to approve any amendments to
the policy.

SECTION 3: The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City's original resolutions; and make a minute of the adoption of the Resolution in the City Council's records and minutes of this meeting.

SECTION 4: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

PASSED, APPROVED AND ADOPTED this 1st day of November, 2016.

__________________________________________
Suzanne Fuentes, Mayor

ATTEST:

STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES  )  SS
CITY OF EL SEGUNDO  )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _____ was duly passed, approved and adopted by said City Council at a regular meeting held on the 1st day of November, 2016, approved and signed by the Mayor, and attested to by the City Clerk, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

______________________________
Tracy Weaver, City Clerk

APPROVED AS TO FORM:

______________________________
Mark D. Hensley, City Attorney
ORDINANCE NO. ___

AN ORDINANCE AMENDING TITLE 5 OF THE EL SEGUNDO MUNICIPAL CODE TO IMPLEMENT AN ORGANIC WASTE RECYCLING PROGRAM

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: The Council finds and declares as follows:

A. According to California’s Department of Resources Recycling and Recovery (also known as “CalRecycle”), 41% of what is being thrown away in California’s landfills is organic waste (i.e., food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste). When organics are landfilled they decompose without oxygen to create methane, a contributor to climate change;

B. On September 28, 2014, Governor Brown signed Assembly Bill 1826, Mandatory Commercial Organics Recycling, which requires the City to implement a mandatory commercial organics recycling program;

C. The law phases-in the mandatory recycling of commercial organics over several years, with an increase in the number of businesses required to comply each year, with full implementation in 2020;

D. Under AB 1826, the City is required to (1) implement a mandatory commercial organic waste recycling policy ordinance, and (2) annually report to CalRecycle the number of regulated businesses that generate organic waste and the number that are recycling organic waste (Pub. Res. Code §§ 41821, 42649.82);

E. The City Council desires to do its part to help reduce the amount of organic materials sent to landfills; accordingly, the City Council desires to implement the City’s mandatory commercial organics recycling program by adopting this ordinance and by approving a Mandatory Commercial Organics Recycling Policy.

SECTION 2: Section 5-2-1 of the El Segundo Municipal Code (ESMC) is amended to add the following definitions in alphabetical order:
“Business” means a commercial or public entity, including, but not limited to, a firm, partnership, proprietorship, joint stock company, corporation, or association that is organized as a for-profit or nonprofit entity.

“Multifamily residential dwellings” means dwellings of five units or more, including without limitation, condominiums, apartments, and townhomes. The term does not include dwellings of four or fewer units.

“Organic waste” means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

SECTION 3: Title 5, Chapter 2 of the ESMC is amended to add a new section as follows:


A. Mandatory Recycling Services.

1. On and after April 1, 2016, a business or a multifamily residential dwelling that generates eight cubic yards or more of organic waste per week must arrange for recycling services specifically for organic waste in the manner specified in subsection B.

2. On and after January 1, 2017, a business or a multifamily residential dwelling that generates four cubic yards or more of organic waste per week must arrange for recycling services specifically for organic waste in the manner specified in subsection B.

3. On and after January 1, 2019, a business or a multifamily residential dwelling that generates four cubic yards or more of commercial solid waste, as defined in Public Resources Code section 42649.1, per week, must arrange for recycling services specifically for organic waste in the manner specified in subsection B.

4. On or after January 1, 2020, if the Department of Resources Recycling and Recovery determines that statewide disposal of organic waste has not been reduced to 50 percent of the level of disposal during 2014, a business that generates two cubic yards or more per week of commercial solid waste must arrange for the organic waste recycling services specified in paragraph (3), unless the department determines that this requirement will not result in significant additional reductions of organics disposal.

B. A business or a multifamily residential dwelling subject to subsection A must take at least one of the following actions:
1. Source separate organic waste from other waste and subscribe to a basic level of organic waste recycling service that includes collection and recycling of organic waste.

2. Recycle its organic waste onsite or self-haul its own organic waste for recycling.

3. Subscribe to an organic waste recycling service that may include mixed waste processing that specifically recycles organic waste.

4. Sell or donate its recyclable organic waste to a person or entity authorized by law to receive such waste.

C. Notwithstanding the foregoing, a multifamily residential dwelling is not required to arrange for the organic waste recycling services specified in subdivision B for food waste that is generated by the dwelling.

D. Property management companies that contract for trash service for any commercial, institutional, or multi-family properties subject to this chapter are required to contract or otherwise make available recycling services to comply with this section.

E. Any business or multi-family residential dwelling subject to this chapter must:

   1. Report to the City of El Segundo on an annual basis the action the business or dwelling has taken pursuant to subsection (b); the amount of commercial solid waste and organic waste that the business or dwelling generates per week; any other information required by the City to comply with its state-mandated reporting requirements.

   2. Comply with the City’s Mandatory Commercial Organics Recycling Policy, adopted by the City Council and which may be amended by the City Manager.

F. Exemptions.

   1. Any business or multi-family dwelling subject to this chapter may apply for an exemption from the requirements of this chapter. The City Manager or designee may grant either a temporary or permanent exemption for any of the following reasons:

      a. Lack of sufficient space in multifamily complexes or businesses to provide additional organic material recycling bins.
      b. The current implementation by a business of actions that result in the recycling of a significant portion of its organic waste.
      c. The business or group of businesses does not generate at least one-half of
a cubic yard of organic waste per week.
d. Extraordinary and unforeseen events, in which case a temporary exemption only may be granted.

2. The City Manager's or designee's decision may be appealed to the City Council within 10 days of the decision. The City Council's decision will be final.

G. Any violation of this Chapter is punishable as an infraction pursuant to Section 1-2-3 of this Code. The City may enforce this Chapter by administrative citation or any other remedy available to the City under law and it is within the discretion of the City to seek cumulative remedies.

H. The City Council may establish fees for its costs of enforcing this Chapter by resolution."

SECTION 4: Environmental Review. This ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 5: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 6: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 7: Enforceability. Repeal of any provision of the El Segundo Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 8: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 9: This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.
PASSED AND ADOPTED this ___ day of ___________, 2016.

_____________________________________________
Suzanne Fuentes, Mayor

APPROVED AS TO FORM:

_____________________________________________
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA   )
COUNTY OF LOS ANGELES )   SS
CITY OF EL SEGUNDO   )

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. _________ was duly introduced by said City Council at a regular meeting held on the ___ day of ___________ 2016, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ___ day of ___________, 2016, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____________________________________________
Tracy Weaver, City Clerk
AGENDA DESCRIPTION:
Consideration and possible action regarding a report on short term rentals of residential properties in the City.

RECOMMENDED COUNCIL ACTION:
1. Receive and file this report;
2. Provide direction to Staff related to course of action and timing.

ATTACHED SUPPORTING DOCUMENTS:
None

FISCAL IMPACT: None

Amount Budgeted: N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: Gregg McClain, Planning Manager
REVIEWED BY: Sam Lee, Planning and Building Safety Director
APPROVED BY: Greg Carpenter, City Manager

I. Background
With the rise of the short-term rental (STR) phenomenon, many cities are struggling to come up with a fair and effective system for balancing the positive and negative impacts of home-sharing. Some cities are imposing complete bans while others are attempting to regulate the industry with different degrees of success. Most cities, like El Segundo, have not acted to ban or regulate, but are considering one or both options. This report provides a brief review of the issues that surround STRs and various options for the City Council to consider.

At any given time there are about 20-40 El Segundo Homes listed on sites such as Airbnb, HomeAway, VRBO, TripAdvisor, and Tripping. It is estimated that approximately 100 residential property owners in El Segundo from time to time rent their properties for periods of less than 30 days.

II. Pros and cons of short term rentals
The positive and negative aspects of short term rentals should be looked at from many angles. What may be a negative aspect for one party can be a very positive one for others. The City, in its roles as keeper of the peace in residential neighborhoods, collector of revenues, and provider of services, has difficult decisions to make regarding STRs. The City stands in the unique position to
draft policies that can shift the positives and negatives, not only for its own benefit, but for all the other parties involved.

It is helpful to first understand why the STR phenomenon is growing so fast. Following are some of the desirable features of STRs that make them irresistible to a growing segment of the travelling public.

- STRs provide variety of accommodations that are not otherwise typically available in the local hospitality marketplace. These could include accommodations for large groups with shared common space, full kitchens, private pools, and unique décor, among others.

- STRs are often located near local destinations such as restaurants, coffee shops, and neighborhood shopping streets, whereas hotels are in commercial districts typically dominated by parking lots and other automobile-oriented infrastructure.

- STRs, not being in the commercial zones, provide greater opportunities for quiet and relaxing stays.

- STRs generally cater to vacationers, offering variety of accommodations and amenities whereas hotels are primarily focused on business travelers and offer generally the same accommodations and amenities to all the guests.

- STR booking is simple and offers opportunities to negotiate terms and other conditions directly with the landlords.

- The supply of STRs is almost limitless. In times of hotel room scarcity, such as during conventions or major sporting events, STRs can absorb the excess demand, which helps to control hotel room price spikes.

- STRs also provide added income to approximately 100 households in El Segundo.

All of these factors are driving growth of STRs at a remarkable pace. However, there are also negative impacts that sometimes come with STRs.

- The commercial use of residential property has the potential of introducing negative impacts to neighborhoods related to noise, trash, and parking primarily.

- The use of apartments as STRs reduces the supply of already scarce housing, which drives up rents. Even with higher rents, the profit differential is huge, so more and more apartment owners are shifting to a short term model for at least some of their units.

- To some extent, hotel room bookings suffer, resulting in a reduction of transient occupancy taxes.

- STRs are not inspected or held to the safety requirements of hotels.

III. **Analysis**
Short term rentals are another in a long sequence of disruptions to long-standing practices that have or are necessitating policy responses. The growth of short term rentals is most similar to the rise of ride-sharing services such Uber and Lyft. In both cases, private individuals participate in a commercial activity that was otherwise highly regulated and taxed. The upstarts are able to compete with the established industry (taxis and hotels) because they are not subject to the same regulations and taxes, are better able to market their services to tech-savvy consumers through online and smartphone apps, and they offer a level of “authenticity” and customized service that consumers seem to be craving and the traditional industry providers struggle to compete.

Short term rentals are a trend that is still growing and not likely to go away. Just as with ride-sharing, the more people use the services, the more difficult it will become to control its growth. From a strictly fiscal viewpoint, the potential damage to traditional hotels and the subsequent loss of TOT would compel cities to ban the STRs. However, this issue is not so easily resolved, as Hermosa Beach, Manhattan Beach and Redondo Beach are learning.

The three “beach cities” to the south of El Segundo all have bans of short term rentals in place. All are finding that while they are generally winning the anticipated law suits, the wins come at significant cost. The initial expenses are related to defending the bans from both property owner and STR industry law suits, but subsequent and ongoing costs related to enforcement and prosecution must be set aside as well.

Whether a city imposes a ban or not, the act of enforcing the municipal and criminal codes will increase related to short term rentals. Ironically, imposing a ban on STRs actually makes the situation worse for enforcement in two ways: 1. Not only does the city continue to enforce existing codes, but the ban must also be enforced; 2. The potential for collecting revenue from STRs is limited to fines and legal settlements once a ban is imposed. It is hard to imagine fines and legal settlements against violators being adequate to offset the added costs of enforcement and litigation. Both of these points require some additional explanation.

Depending on the nature of a ban, there are added costs enforcing it. Typically, bans are ignored without aggressive enforcement efforts. Aggressive enforcement involves not only patrolling the neighborhoods (at night, to be most effective), but also hours each week patrolling the internet looking for listings on dozens of sites. Most bans set the minimum stay to avoid being defined as short term at 30 days. Cities are finding that STRs are now offering 30-day minimum leases but with nominal penalties for breaking the lease early. Naturally everyone signs a 30 day lease with full knowledge that the renter will break the lease after a few nights. This is a nightmare to enforce. Some cities require the owner to be on the premises during rental periods, but when visiting STR sites, police or code enforcement are told the owner is “at a movie” or “went shopping.” Additionally, some STRs are owned by Trusts, LLCs, partnerships, or other non-natural person entities for which any number of people could show up as a representative of the ownership. Based on experiences of El Segundo’s neighbors to the south, any regulations cities create, STR owners find a way to circumvent.

These same problems exist for cities that opt to regulate but not ban short term rentals in their jurisdiction. The main difference between regulating through licensing and collecting taxes versus banning is that licensing and taxing creates a revenue stream that helps to offset the costs of enforcement.
The key to licensing STRs is to set the fees low enough to encourage voluntary compliance and the fines for violations high enough to discourage would-be violators from exploiting loopholes. High fees and/or low fines will encourage the STR market to go underground, effectively increasing the need for enforcement while simultaneously decreasing revenue.

Another consideration for regulation is to permit the STRs in certain places or under certain circumstances while banning them in other places and circumstances. For example, they may be limited to certain zones and prohibited in multi-family structures. As with other forms of regulation, the details will determine the roles of compliance and resistance.

A third option for the city is to leave STRs unregulated and legal. The downside of this approach is that all of the negative consequences of STRs described above will eventually come into full bloom. This is especially likely if other beach communities persist with their bans, effectively shifting their market share to El Segundo.

IV. Conclusion

Of the three possible courses of action for the city—banning, regulating/taxing, and freely permitting short term rentals—all will lead to increased enforcement with associated costs to the general fund. Only regulating and taxing will provide some revenue to offset the added costs of enforcement.

Staff seeks guidance from the Council on which course(s) of action to pursue or explore in greater depth, and the desired timing of said action.
AGENDA DESCRIPTION:
City Council receive and file the Comprehensive Annual Financial Report for year ending September 30, 2015, as well as receive and file the Single Audit Report for year ending September 30, 2015. (Fiscal Impact: $0).

RECOMMENDED COUNCIL ACTION:
1) City Council receive and file the Comprehensive Annual Financial Report (CAFR) for year ending September 30, 2015 (attachment A).
2) City Council receive and file the Single Audit Report for year ending September 30, 2015 (attachment B).

ATTACHED SUPPORTING DOCUMENTS:
A) Fiscal Year (FY) 2014-15 CAFR
B) FY 2014-15 Single Audit Report
C) Auditor’s communication in relation to the calculation of the appropriations limit

FISCAL IMPACT: N/A
Amount Budgeted: $0
Additional Appropriation: $0
Account Number(s):

ORIGINATED BY: Joseph Lillio, Director of Finance
REVIEWED BY: Greg Carpenter, City Manager
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
The CAFR for FY ending September 30, 2015, is submitted to the City Council for review. A representative from the District's audit firm, Davis Farr LLP, will be providing a brief presentation on the audit and will be available to answer questions.

Overview of the Financial Statements
This annual report consists of four parts – management’s discussion and analysis (MD&A - current portion), the basic financial statements, optional combining statements for non-major governmental funds, and required supplementary information. The MD&A discussion and analysis are intended to serve as an introduction to the City’s basic financial statements. The City’s basic financial statements are comprised of three components: 1) government-wide
financial statements 2) fund financial statements and 3) notes to the financial statements. This report also contains supplementary information in addition to the basic financial statements.

The City's net position from governmental activities decreased $113,786,664 from the prior fiscal year. The decrease in net position are attributable to implementation of GASB 68, recognizing pension liability, and increases in expenses in all governmental funds.

- GASB 68 was implemented, which required recognition of the pension liability onto the financial statements decreasing net position by $106,089,043;
- Other Miscellaneous Taxes decreased by $1,302,930;
- Transient occupancy taxes decreased by $540,431 primarily due to the temporary closing of the Hacienda due to remodeling and expansion;
- Utility user taxes decreased by $317,352 primarily due to a decrease in Gas UUT payments and continued water conservation;
- Property taxes decreased by $72,036 due to a slight decrease in unsecured taxes;
- Business license taxes remained flat with a slight decrease in the amount of $4,804;
- Sales taxes increased by $1,144,923 due to general economic recovery and a one-time adjustment from the State Board of Equalization;
- Franchise taxes increased by $574,203 due to an increase in the payments from Southern California Edison and from Time Warner Cable;
- Public works expenses increased by $690,902. Public Works expenses include non-capitalized routine street repair costs, such as slurry seal maintenance reimbursed from state and local agencies. An increase in these expenses was the main reason for this fluctuation when compared to prior years;
- Community & cultural expenses increased by $8,972,671. This is mainly attributed to the increase in construction in the Residential Sound Insulation Program.

The cost of all governmental activities for the year was $87.1 million. The taxes that ultimately financed these activities were only $53.0 million and a portion of the costs were paid by those who directly benefited from the programs ($9.6 million) or by other governments and organizations that subsidized certain programs with grants and contributions ($16.5 million).

Overall, the City's governmental program revenues were $26.1 million; of the remaining "public benefit" governmental activities, $10.9 million were paid with business license taxes, utility user taxes of $7.2 million, sales and use taxes of $11.4 million, property taxes of $8.4 million, franchise taxes of $3.7 million, transient occupancy tax of $5.4 million and other revenues and taxes of $7.2 million.

The following graph reflects the change in net position from 2014 to 2015.
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<td><strong>Revenues</strong></td>
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<td>Program revenues:</td>
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<td>Charges for services</td>
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<td>Capital grants and contributions</td>
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<td>14,487,783</td>
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<tr>
<td><strong>General revenues:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>8,380,084</td>
<td>8,452,120</td>
<td></td>
<td></td>
<td>8,380,084</td>
<td>8,452,120</td>
</tr>
<tr>
<td>Transient Occupancy taxes</td>
<td>5,423,972</td>
<td>5,964,403</td>
<td></td>
<td></td>
<td>5,423,972</td>
<td>5,964,403</td>
</tr>
<tr>
<td>Sales taxes</td>
<td>11,442,632</td>
<td>10,297,709</td>
<td></td>
<td></td>
<td>11,442,632</td>
<td>10,297,709</td>
</tr>
<tr>
<td>Utility user taxes</td>
<td>7,174,962</td>
<td>7,492,314</td>
<td></td>
<td></td>
<td>7,174,962</td>
<td>7,492,314</td>
</tr>
<tr>
<td>Franchise taxes</td>
<td>3,672,611</td>
<td>3,098,408</td>
<td></td>
<td></td>
<td>3,672,611</td>
<td>3,098,408</td>
</tr>
<tr>
<td>Business license taxes</td>
<td>10,879,547</td>
<td>10,884,351</td>
<td></td>
<td></td>
<td>10,879,547</td>
<td>10,884,351</td>
</tr>
<tr>
<td>Other taxes</td>
<td>6,038,013</td>
<td>7,340,943</td>
<td></td>
<td></td>
<td>6,038,013</td>
<td>7,340,943</td>
</tr>
<tr>
<td>Use of money and property, unrestricted</td>
<td>331,238</td>
<td>324,825</td>
<td>254,662</td>
<td>152,874</td>
<td>585,900</td>
<td>477,699</td>
</tr>
<tr>
<td>Other</td>
<td>813,211</td>
<td>1,277,597</td>
<td>19,730</td>
<td>42,379</td>
<td>832,941</td>
<td>1,319,976</td>
</tr>
<tr>
<td><strong>Total revenues</strong></td>
<td>80,281,537</td>
<td>73,022,598</td>
<td>35,085,611</td>
<td>33,663,257</td>
<td>115,367,148</td>
<td>106,685,855</td>
</tr>
<tr>
<td><strong>Expenses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General government</td>
<td>14,984,299</td>
<td>11,813,797</td>
<td></td>
<td></td>
<td>14,984,299</td>
<td>11,813,797</td>
</tr>
<tr>
<td>Public safety</td>
<td>41,422,188</td>
<td>31,891,478</td>
<td></td>
<td></td>
<td>41,422,188</td>
<td>31,891,478</td>
</tr>
<tr>
<td>Public works</td>
<td>9,150,452</td>
<td>8,459,550</td>
<td></td>
<td></td>
<td>9,150,452</td>
<td>8,459,550</td>
</tr>
<tr>
<td>Community &amp; cultural</td>
<td>21,038,253</td>
<td>12,065,582</td>
<td></td>
<td></td>
<td>21,038,253</td>
<td>12,065,582</td>
</tr>
<tr>
<td>Interest on long-term debt</td>
<td>457,994</td>
<td>457,655</td>
<td></td>
<td></td>
<td>457,994</td>
<td>457,655</td>
</tr>
<tr>
<td>Water</td>
<td>-</td>
<td>-</td>
<td>25,035,801</td>
<td>23,946,676</td>
<td>25,035,801</td>
<td>23,946,676</td>
</tr>
<tr>
<td>Sewer</td>
<td>-</td>
<td>-</td>
<td>3,484,104</td>
<td>2,980,026</td>
<td>3,484,104</td>
<td>2,980,026</td>
</tr>
<tr>
<td>Golf Course</td>
<td>-</td>
<td>-</td>
<td>2,190,195</td>
<td>2,091,413</td>
<td>2,190,195</td>
<td>2,091,413</td>
</tr>
<tr>
<td><strong>Total expenses</strong></td>
<td>87,053,186</td>
<td>64,688,062</td>
<td>30,710,100</td>
<td>29,018,115</td>
<td>117,763,286</td>
<td>93,706,177</td>
</tr>
<tr>
<td><strong>Excess (deficiency) before transfers</strong></td>
<td>(6,771,649)</td>
<td>8,334,536</td>
<td>4,375,511</td>
<td>4,645,142</td>
<td>(2,396,138)</td>
<td>12,979,678</td>
</tr>
<tr>
<td><strong>Transfers</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Increase (decrease) in net assets</strong></td>
<td>(6,771,649)</td>
<td>8,334,536</td>
<td>4,375,511</td>
<td>4,645,142</td>
<td>(2,396,138)</td>
<td>12,979,678</td>
</tr>
<tr>
<td><strong>Net position at beginning of year (as restated)</strong></td>
<td>16,744,710</td>
<td>115,425,189</td>
<td>30,529,768</td>
<td>28,779,113</td>
<td>47,274,478</td>
<td>144,204,302</td>
</tr>
<tr>
<td><strong>Net position at end of year</strong></td>
<td>9,973,061</td>
<td>$123,759,725</td>
<td>$34,905,279</td>
<td>$33,424,255</td>
<td>$44,878,340</td>
<td>$157,183,980</td>
</tr>
</tbody>
</table>

**Single Audit Report**

The Federal government, through the Office of Management and Budget (OMB) Circular No. A-133, requires a Single Audit Report for those recipients of Federal funds of $500,000 or greater. This annual report is to provide assurance to the Federal government that the management and use of the funds received were properly expended within the regulations set forth in Circular No. A-133. The City currently receives funding through Federal agencies, directly or passed through other local government agencies.
CONCLUSION AND RECOMMENDATION

Davis Farr LLP completed the audit of the City and issued an unqualified ("clean") opinion on the City’s financial statements for the year ending September 30, 2015.

Copies of the audit will be provided to the City Council Members with their agenda packages. Other interested individuals may obtain a copy of the audit from the Finance Department or through the City's website at www.ELSEGUNDO.org.
CITY OF EL SEGUNDO, CALIFORNIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

Year Ended September 30, 2015

Prepared by the Finance Department
Joseph Lillio, Director of Finance
CITY OF EL SEGUNDO

Single Audit Report on Federal Awards

Year Ended September 30, 2015
CITY OF EL SEGUNDO

Single Audit Report on Federal Awards

Year Ended September 30, 2015

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</tr>
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<td>Schedule of Expenditures of Federal Awards for LAWA Grant</td>
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</table>
REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Honorable Mayor and City Council
City of El Segundo, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of El Segundo, California (City), as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated September 19, 2016. Our report includes a reference to other auditors who audited the financial statements of the El Segundo Senior Citizen Housing Corporation, a discretely presented component unit, as described in our report on the City's financial statements. The financial statements of the El Segundo Senior Citizen Housing Corporation were not audited in accordance with Government Auditing Standards.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying Schedule of Findings and Questioned Costs as items 15-001 to 15-005 that we consider to be significant deficiencies.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

City's Responses to Findings

The City's responses to the findings identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Irvine, California
September 19, 2016

[Signature]

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REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY OMB CIRCULAR A-133

INDEPENDENT AUDITOR’S REPORT

Honorable Mayor and City Council
City of El Segundo, California

Report on Compliance for Each Major Federal Program

We have audited the City of El Segundo, California’s (City’s), compliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on each of the City’s major federal programs for the year ended September 30, 2015. The City’s major federal programs are identified in the Summary of Auditor’s Results section of the accompanying Schedule of Findings and Questioned Costs.

Management’s Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor’s Responsibility

Our responsibility is to express an opinion on compliance for each of the City’s major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City’s compliance.
Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2015.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance, which is required to be reported in accordance with OMB Circular A-133 and is described in the accompanying Schedule of Findings and Questioned Costs as item 15-005. Our opinion on each major federal program is not modified with respect to this matter.

The City’s response to the noncompliance finding identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The City’s response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City’s internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be
material weaknesses. However, we did identify a certain deficiency in internal control over compliance, as described in the Schedule of Findings and Questioned Cost as item 15-005 that we consider to be a significant deficiency.

The City’s response to the internal control over compliance finding indentified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The City’s response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133

We have audited the financial statements of City as of and for the year ended September 30, 2015, and have issued our report thereon dated September 19, 2016, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards and the Schedule of Expenditures of Federal Awards for LAWA Grant are presented for purposes of additional analysis as required by OMB Circular A-133 and the Los Angeles World Airport (LAWA) and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

Irvine, California
September 19, 2016
# CITY OF EL SEGUNDO

Schedule of Expenditures of Federal Awards

Year Ended September 30, 2015

<table>
<thead>
<tr>
<th>Federal Grantor/Pass-through Grantor/Program Title</th>
<th>Federal CFDA Number</th>
<th>Pass-Through Grantor's Number</th>
<th>Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>U.S. Department of Transportation:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direct assistance:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Federal Aviation Administration</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Airport Improvement Program Part 150 Noise Abatement</td>
<td>20.106</td>
<td>AIP 3-06-0139-65</td>
<td>$3,071,829</td>
</tr>
<tr>
<td>Airport Improvement Program Part 150 Noise Abatement</td>
<td>20.106</td>
<td>AIP 3-06-0139-74</td>
<td>1,940,894</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td>5,012,723</td>
</tr>
<tr>
<td>Passed through CalTrans:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highway Planning and Construction</td>
<td>20.205</td>
<td>DEMO8L-5235(012)</td>
<td>50,726</td>
</tr>
<tr>
<td>Total U.S. Department of Transportation</td>
<td></td>
<td></td>
<td>50,726</td>
</tr>
<tr>
<td><strong>U.S. Department of Housing and Urban Development:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Passed through the County of Los Angeles:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Development Commission:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Development Block Grant</td>
<td>14.218</td>
<td>D96646-09</td>
<td>41,768</td>
</tr>
<tr>
<td>Total U.S. Department of Housing and Urban Development</td>
<td></td>
<td></td>
<td>41,768</td>
</tr>
<tr>
<td><strong>U.S. Department of Treasury</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direct assistance:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Equitable Sharing Fund Program</td>
<td>21.000</td>
<td>CA0192300</td>
<td>96,534</td>
</tr>
<tr>
<td>Total U.S. Department of Treasury</td>
<td></td>
<td></td>
<td>96,534</td>
</tr>
<tr>
<td><strong>U.S. Department of Justice</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direct assistance:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Equitable Sharing Fund Program</td>
<td>16.922</td>
<td>CA0192300</td>
<td>124,180</td>
</tr>
<tr>
<td>Passed through the Los Angeles Metropolitan Police Apprehension Crime Task force (L.A. IMPACT):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Equitable Sharing Fund Program</td>
<td>16.922</td>
<td>CA0192KOX</td>
<td>94,200</td>
</tr>
<tr>
<td>Total U.S. Department of Justice</td>
<td></td>
<td></td>
<td>218,380</td>
</tr>
<tr>
<td>Total Federal Expenditures</td>
<td></td>
<td></td>
<td>$5,420,131</td>
</tr>
</tbody>
</table>

See Note to Schedule of Expenditures of Federal Awards
CITY OF EL SEGUNDO

Note to the Schedule of Expenditures of Federal Awards

Year Ended September 30, 2015

(1) **Summary of Significant Accounting Policies Applicable to the Schedule of Expenditures of Federal Awards**

(a) **Scope of Presentation**

The accompanying schedule presents only the expenditures incurred by the City of El Segundo, California (City) that are reimbursable under programs of federal agencies providing financial awards. For the purposes of this schedule, financial awards include federal awards received directly from a federal agency, as well as federal funds received indirectly by the City from a non-federal agency or other organization. Only the portions of program expenditures reimbursable with such federal funds are reported in the accompanying schedule. Program expenditures in excess of the maximum reimbursement authorized or the portion of the program expenditures that were funded with other state, local or other non-federal funds are excluded from the accompanying schedule.

(b) **Basis of Accounting**

The expenditures included in the accompanying schedule were reported on the modified accrual basis of accounting. Under the modified accrual basis of accounting, expenditures are recognized when the City becomes obligated for payment as a result of the receipt of the related goods and services. Expenditures reported include any property or equipment acquisitions incurred under the federal program.

(c) **Subrecipients**

The City did not make any payments to subrecipients during the fiscal year ended September 30, 2015.
CITY OF EL SEGUNDO
Schedule of Findings and Questioned Costs
Year Ended September 30, 2015

(A) **Summary of Auditors' Results**

1. An unmodified opinion was issued by the auditors on the financial statements of the auditee.

2. No material weaknesses in internal control over financial reporting were reported. However, five significant deficiencies in internal control over financial reporting, identified as items 15-001 to 15-005, were reported.

3. The audit disclosed no instances of noncompliance which are material to the financial statements of the auditee.

4. The audit disclosed no material weaknesses and one significant deficiency in internal control over compliance with respect to the major federal program, which is reported as item 15-005.

5. An unmodified report was issued by the auditors on compliance for its major program.

6. The audit disclosed one finding which the auditor is required to report under paragraph .510(a) of OMB Circular A-133, identified as item 15-005.

7. The major program of the auditee was CFDA No. 20.106 – U.S. Department of Transportation, Federal Aviation Administration, Airport Improvement Program Part 150 Noise Abatement.

8. The dollar threshold used to distinguish Type A and Type B programs was $300,000.

9. The auditee met the criteria to be considered a low risk auditee, as defined by OMB Circular A-133, paragraph .530, for the year ended September 30, 2015 for purposes of major program determination.

(B) **Findings Related to the Financial Statements which are Required to be Reported in Accordance with Generally Accepted Government Auditing Standards (GAGAS)**

There were four findings required to be reported in accordance with GAGAS. Four of those findings are described in this section as items 15-001 to 15-004, and the other finding reported as item 15-005 in Section C.
CITY OF EL SEGUNDO
Schedule of Findings and Questioned Costs
(Continued)

(B) Findings related to the financial statements which are required to be reported in accordance with GAGAS (Continued)

15-001: Adjustments Detected by the Audit Process

An important element of internal control over financial reporting is for management to identify adjustments necessary for its financial statements to be fairly stated. Whenever possible, adjustments should be reflected in the accounting records prior to the start of the audit. When this is not possible, management should identify and communicate to the auditors the potential areas of adjustment that may need to be addressed during the audit process. This is an important element of internal control to reduce the risk of material misstatement.

The following material adjustments were detected by the audit process:

- Adjustment of $3,084,813 in the LAWA Special Revenue Fund to correct certain intergovernmental revenue that was recognized in the prior year that should have been reflected as unearned revenue;

- An adjustment of $493,537 in the LAWA Special Revenue Fund to recognize certain intergovernmental revenue in the prior year that was incorrectly presented as unearned revenue; and

- Adjustments of $273,760 in the Residential Sound Insulation (RSI) and LAWA Special Revenue Funds to correct the double recording of an entry transferring cash to the RSI Fund for reimbursable costs incurred.

Recommendation

We recommend that the City make efforts to ensure that all journal entries are properly reflected in the financial statements prior to the commencement of the audit.

Management Response

Staff will prepare all journal entries which will be reviewed for accuracy and compliance and approved by a manager or senior level staff within the Finance Department prior to posting into the financial system (Eden). This will ensure a higher level of quality review of all journal entries.
CITY OF EL SEGUNDO

Schedule of Findings and Questioned Costs

(Continued)

Findings related to the financial statements which are required to be reported in accordance with GAGAS (Continued)

15-002: Timely Completion of Bank Reconciliations

The City did not perform timely bank reconciliations during the year ended September 30, 2015. For example, the September 2015 bank statements were not reconciled to the general ledger until April 2016. In addition, several checks were noted on the September 2015 bank reconciliation as being outstanding dating back to April 2015. Timely bank reconciliations are needed to ensure that any problems encountered within the area of cash are detected and resolved soon after being identified.

Recommendation

We recommend that the City implement procedures to ensure that bank reconciliations are performed monthly, and completed within thirty days following the end of the preceding month. Additionally, we recommend that any unusual reconciling items identified be as part of the bank reconciliation be promptly investigated and adjusted, as appropriate, with adequate explanations.

Management Response

During FY 2014-15 and part of FY 2015-16, the Finance Department has had key management and supervisory positions vacant. These positions either produced the bank reconciliations or had oversight of the process. These positions will be filled during FY 2015-16. Staff will incorporate the bank reconciliation process as part of their monthly routine. The Finance Manager or designee will review and verify the timeliness and accuracy of this process.

15-003: Segregation of Duties Within Utility Billing

An individual within Utility Billing, has access to cash receipts and the ability to make adjustments to the customer accounts billing system. It is the current practice of the City that any adjustments proposed by this individual be approved prior to this individual making the adjustment. However, with access to both the cash receipts and the ability to make adjustments, adjustments could be made and not be detected.

Recommendation

We recommend that the City review the controls surrounding the utility billing function and consider modifying certain duties to ensure that those individuals that have the ability to modify the customer accounts billing system do not have access to cash receipts. In lieu of reallocating duties, the City could consider implementing a compensating control whereby a monthly customer adjustment report generated from the system would be reviewed by an
CITY OF EL SEGUNDO
Schedule of Findings and Questioned Costs

(Continued)

Findings related to the financial statements which are required to be reported in accordance with GAGAS (Continued)

15-003: Segregation of Duties Within Utility Billing (Continued)

individual independent of the utility billing function to ensure posted adjustments were valid and properly supported.

Management Response

The "adjustments process" has been reviewed and corrective measures implemented as follows:

1. For billing adjustments that do not require a refund, the Accounting Technician will create an "adjustment batch" which will not be posted in Eden. The adjustment batch will be reviewed and approved by the accounting supervisor (or designated accountant) who will approve and post to the system.

2. For billing adjustments that require a refund, three layers of verification will be implemented. The accounting technician will generate a refund report for review and approval by the Revenue Manager. The approved list will be sent to the accountant/accounting technician to process the batch in Eden and generate invoices for accounts payable. The accounting supervisor will post the batch to the GL and approve the refund checks.

A monthly report for both types of adjustments will be printed and reconciled against the utility billing system and the GL by the revenue manager or accountant.

15-004: Delegation of Investment Function and Annual Approval of Investment Policy

The responsibility for placing investments rests with the City Council. Section 53607 of the California Government Code allows the City Council to delegate this function to the Treasurer, but for a period of one year only. The City Council last delegated the investment function to the Treasurer at its meeting of August 2, 2011.

Additionally, Section 53646(a)(2) of the California Government Code indicates that the Treasurer may submit an annual investment policy to the City Council for review and approval. The last time an investment policy was reviewed and approved by the City Council was at its meeting of August 2, 2011. Although the review of the investment policy is not required, it is a best practice.

Recommendation

We recommend that a resolution adopting the investment policy and delegating the investment function to the Treasurer be submitted to the City Council for consideration on an annual basis.
CITY OF EL SEGUNDO
Schedule of Findings and Questioned Costs
(Continued)

Findings related to the financial statements which are required to be reported in accordance with GAGAS (Continued)

15-004: Delegation of Investment Function and Annual Approval of Investment Policy (Continued)

Management Response

City Council last delegated the investment function to the City Treasurer on September 29, 2015 with the approval of Resolution No. 4933. City staff will ensure this delegation is brought to City Council on an annual basis corresponding with the annual budget adoption each September.

A revised Investment Policy (Policy) was approved by City Council on April 5, 2016. Staff will bring the Policy before the Investment Committee each year for review. If there are any changes to the Investment Policy, staff will bring the Policy before the City Council for review and approval.

(C) Findings and Questioned Costs for Federal Awards

There was one finding related to Federal programs.

15-005: Financial Status Reports

FEDERAL AGENCY: U.S. Department of Transportation, Federal Aviation Administration
CFDA NO.: 20.106
FEDERAL PROGRAM NAME: Airport Improvement Program Part 150 Noise Abatement
FEDERAL AWARD PROGRAM NOs.: AIP 3-06-0139-65; AIP 3-06-0139-74
FEDERAL AWARD YEAR: 2011, 2013
CONTROL CATEGORY: Reporting
QUESTIONED COSTS: $0

Certain agencies that provide grant funds to the City require that financial information be reported to the agencies in a timely manner. The City has not yet filed its Federal Financial Report to the Federal Aviation Administration for the year ended September 30, 2015. A similar condition was previously reported in the management letters issued in conjunction with the audits for the years ended September 30, 2012, 2013 and 2014.

OMB Circular A-102, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments ("Common Rule"). Subpart C, Section 40(b) requires that a grantee submit Standard Form 425 to its granting agency on at least a quarterly basis. If the granting agency does not specify a frequency for the submittal of this report, then the report should be submitted annually, within 90 days after the end the fiscal year.
CITY OF EL SEGUNDO
Schedule of Findings and Questioned Costs
(Continued)

(C) **Findings and Questioned Costs for Federal Awards (Continued)**

15-005: Financial Status Reports (Continued)

**Recommendation**

We recommend that the City submit the Federal Financial Report annually within the timeframe required by OMB Circular A-102.

**Management Response**

Staff will incorporate the annual filing of the Federal Financial Report into the fiscal year-end task list for Finance. Staff in the accountant position will be identified to complete this task. The Finance Manager will review the report and confirm its submission to the proper Federal agency.
CITY OF EL SEGUNDO

Summary Schedule of Prior Year Findings

Year Ended September 30, 2015

The following is the status or prior audit findings for the year ended September 30, 2014.

**14-001: Enterprise Funds Capital Assets**

**Recommendation**

We recommended that the City expand the existing Enterprise Funds capital assets listings to include all capital assets currently in service, as well as each capital asset’s related accumulated depreciation.

**Current Year Status**

This finding is considered resolved. The City updated its Enterprise Funds capital asset listings as required.

**14-002: Financial Status Reports**

**Recommendation**

We recommended that the City submit the Federal Financial Report annually within the timeframe required by OMB Circular A-102.

**Current Year Status**

For the year ended September 30, 2015, the Federal Financial Report was not submitted during the audit period. As such, this finding has not been resolved. See Finding 15-005.
CITY OF EL SEGUNDO

Schedule of Expenditures of Federal Awards
for LAWA Grant

Year Ended September 30, 2015

<table>
<thead>
<tr>
<th>Costs Claimed</th>
<th>Costs Accepted</th>
<th>Costs Questioned</th>
<th>Costs Recommended for Disallowance</th>
<th>City Matching</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Angeles World Airport (LAWA) Grant Fiscal Year 2014-15 Expenditures</td>
<td>$ 6,862,428</td>
<td>$ 6,862,428</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Totals</td>
<td>$ 6,862,428</td>
<td>$ 6,862,428</td>
<td>$ -</td>
<td>$ -</td>
</tr>
</tbody>
</table>
INDEPENDENT ACCOUNTANTS’ REPORT ON AGREED UPON PROCEDURES
APPLIED TO APPROPRIATIONS LIMIT WORKSHEETS

Honorable Mayor and City Council
City of El Segundo, California

We have applied the procedures enumerated below to the appropriations limit worksheets
prepared by the City of El Segundo, California (City) for the year ended September 30, 2015.
These procedures, which were agreed to by the City and the League of California Cities (as
presented in the League publication entitled Article XIVIB Appropriations Limitation Uniform
Guidelines) were performed solely to assist the City in meeting the requirements of Section 1.5
of Article XIVIB of the California Constitution. The City’s management is responsible for
maintaining the appropriations limit records and its calculations.

This engagement to apply agreed-upon procedures was performed in accordance with
attestation standards established by the American Institute of Certified Public Accountants. The
sufficiency of the procedures is solely the responsibility of the specified users of the report.
Consequently, we make no representation regarding the sufficiency of the procedures described
below, either for the purpose for which this report has been requested or for any other purpose.

The procedures performed and the results of those procedures were as follows:

1. We obtained the worksheets referred to above and compared the limit and annual
adjustment factors included in those worksheets to the limit and annual adjustment
factors that were adopted by resolution of the City Council. We also compared the
population and inflation options included in the aforementioned worksheets to those that
were selected by a recorded vote of the City Council.

   Results: No exceptions were noted as a result of our procedures.

2. We recalculated the mathematical computations reflected in the City worksheets.

   Results: No exceptions were noted as a result of our procedures.

3. We compared the current year information used to determine the current year limit and
compared it to worksheets prepared by the City and to information provided by the State
Department of Finance.

   Results: No exceptions were noted as a result of our procedures.
4. We compared the amount of the prior year appropriations limit presented in the worksheets to the amount adopted by the City Council for the prior year.

**Results:** No exceptions were noted as a result of our procedures.

We were not engaged to, and did not, perform an audit, the objective of which would be the expression of an opinion on the worksheets referred to above. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. No procedures have been performed with respect to the determination of the appropriation limit for the base year, as defined by the League publication entitled *Article XIIIIB Appropriations Limitation Uniform Guidelines*.

This report is intended solely for the information and use of the City of El Segundo, California, and should not be used by those who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes.

Irvine, California
September 19, 2016
AGENDA DESCRIPTION:

Consideration and possible action to direct the City Manager to develop a construction management staffing plan and workflow timeline for the Joint Aquatics Facility and the potential golf course redesign projects for City Council review (fiscal impact: to be determined).

RECOMMENDED COUNCIL ACTION:

1. Direct the City Manager to develop construction management staffing plans and workflow timelines for the subject projects for City Council review; and/or,
2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS: n/a

FISCAL IMPACT: To be determined

Amount Budgeted: N/A
Additional Appropriation: N/A
Account Number(s):

PREPARED BY: Greg Carpenter, City Manager
REVIEWED BY: Carol Pirsztuk, Mayor Pro Tem
APPROVED BY: Greg Carpenter, City Manager

The upcoming construction of the Joint Aquatics Facility and the potential renovation of the Lakes Golf Course will create the need for construction oversight by the City to ensure that the finished products reflect the agreements with the parties responsible for construction. Each of these projects should involve a significant commitment of time by construction management personnel familiar with these projects who can represent the city’s interests and report regularly on project status and issues to City management.

Given the fact that current staff are fully engaged with a variety of tasks and projects, and the benefits associated with having dedicated personnel on each of these projects, I recommend that the City investigate contracting for these additional management/oversight responsibilities. I request that the City Council direct the City Manager to develop workflow timelines and construction management staffing plans, including estimated costs, for each of these projects for review by the City Council.