

CITY OF HUNTINGTON PARK

City Council Regular Meeting Agenda

Tuesday, January 7, 2020

6:00 p.m.
City Hall Council Chambers
6550 Miles Avenue, Huntington Park, CA 90255

Karina Macias
Mayor

Manuel “Manny” Avila
Vice Mayor

Graciela Ortiz
Council Member



Marilyn Sanabria
Council Member

Jhonny Pineda
Council Member

All agenda items and reports are available for review in the City Clerk's Office and www.hpca.gov. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Office of the City Clerk located at 6550 Miles Avenue, Huntington Park, California 90255 during regular business hours, 7:00 a.m. to 5:30 p.m., Monday – Thursday, and at the City Hall Council Chambers during the meeting.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PLEASE SILENCE ALL CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL IS IN SESSION. Thank you.

PLEASE NOTE--The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Members of the City Council. Members of the City Council and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the City Council and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council or the presiding officer constitutes a violation of these rules.

- The conduct of City Council meetings is governed by the portion of the California Government Code commonly known as the "Brown Act" and by the Huntington Park City Council Meeting Rules of Procedure.
- The City Council meeting is for conducting the City's business, and members of the audience must obey the rules of decorum set forth by law. This means that each speaker will be permitted to speak for three minutes to address items that are listed on the City Council agenda or topics which are within the jurisdictional authority of the City.
- No profanity, personal attacks, booing, cheering, applauding or other conduct disruptive to the meeting will be permitted. Any person not adhering to the Rules of Procedure or conduct authorized by the Brown Act may be asked to leave the Council Chambers.
- All comments directed to the City Council or to any member of the City Council must be directed to the Mayor (or Chairperson if Mayor is absent).

We ask that you please respect the business nature of this meeting and the order required for the proceedings conducted in the Council Chambers.

Public Comment

The Council encourages all residents of the City and interested people to attend and participate in the meetings of the City Council.

If you wish to address the Council, please complete the speaker card that is provided at the entrance to the Council Chambers and give to City Clerk prior to the start of Public Comment.

For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another.

This is the only opportunity for public input except for scheduled public hearing items.

All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

Additions/Deletions to Agenda

Items of business may be added to the agenda upon a motion adopted by a minimum two-thirds vote finding that there is a need to take immediate action and that the need for action came to the attention of the City or Agency subsequent to the agenda being posted. Items may be deleted from the agenda upon the request of staff or Council.

Important Notice

The City of Huntington Park shows replays of City Council Meetings on Local Access Channel 3 and over the Internet at www.hpca.gov. NOTE: Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice.

CALL TO ORDER

ROLL CALL

Mayor Karina Macias
Vice Mayor Manuel "Manny" Avila
Council Member Graciela Ortiz
Council Member Jhonny Pineda
Council Member Marilyn Sanabria

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

Presentation of Mayor's Holiday Awards

PUBLIC COMMENT

Pursuant to Government Code Section 54954.3(a) Members of the public will have an opportunity to address the City Council on items listed on this agenda. For items on this agenda each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another.

STAFF RESPONSE

RECESS TO CLOSED SESSION

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Name of case: Huntington Park v Metropolitan Transportation Authority (MTA)
Case Numbers: BC700789 and BC700790
2. CONFERENCE WITH LABOR NEGOTIATORS Regarding Represented Employees - Government Code Section 54957.6(a)
City's Designated Representative(s) for Negotiations: Ricardo Reyes, City Manager and Nita McKay, Finance/Administrative Services Director
Employee Organization: General Employees Association (GEA)
3. CONFERENCE WITH LABOR NEGOTIATOR - Regarding Represented Employees - Government Code Section 54957.6(a)
City's Designated Representative(s) for Negotiations: Ricardo Reyes, City Manager
Employee Organization: Police Management Association (PMA)

CLOSED SESSION CONTINUED...

4. CONFERENCE WITH LABOR NEGOTIATORS - Regarding Represented Employees - Government Code Section 54957.6(a)
City's Designated Representative(s) for Negotiations: Ricardo Reyes, Nita McKay
Employee Organization: Police Officers Association (POA)

RECONVENE TO OPEN SESSION

CLOSED SESSION ANNOUNCEMENT

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Council votes on the motion unless members of the Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

OFFICE OF THE CITY CLERK

1. **Approve Minute(s) of the following City Council Meeting(s):**

1-1. Regular City Council Meeting held December 17, 2019.

FINANCE

2. **Approve Accounts Payable and Payroll Warrant(s) dated January 7, 2020**

HUMAN RESOURCES

3. **Consideration and Possible Approval of Memorandum of Understanding (MOU) Between the City of Huntington Park and the Huntington Park Police Officers Association (POA)**

DISCUSSION AND/OR ACTION OF ITEM UNDER CONSIDERATION:

1. The City Council shall review and consider approval of the Memorandum of Understanding (MOU) between the City of Huntington Park and the Huntington Park Police Officer Association in substantially the form as presented to the City Council. If the City Council approves the MOU in substantially the form provided;
2. The City Council also provides the authority to the City Manager to finalize the MOU and the Mayor is authorized to execute the agreement once all terms are finalized.

END OF CONSENT CALENDAR

PUBLIC HEARING

COMMUNITY DEVELOPMENT

4. **Consideration and Approval of Ordinance and Urgency Ordinance Adopting by Reference the 2019 California Building, Residential, Electrical, Plumbing, Mechanical and Existing Building Codes with Los Angeles County Amendments, the Los Angeles County Green Building Standards, and the Los Angeles County Fire Code**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public comment;
3. Waive first reading, and introduce Ordinance No. 2020-981, Adopting by reference and amend the 2019 California Building, Residential, Electrical, Mechanical, Plumbing Code and Existing Building Codes with Los Angeles County Amendments, the Los Angeles County Green Building Standards, and the Los Angeles County Fire Code;
4. Set a Public Hearing for consideration, waive second reading and adopt said Ordinance for the January 21, 2019, City Council Meeting; and
5. Waive further reading and adopt Urgency Ordinance No. 2020-982, Adopting by reference and amending the 2019 California Building, Residential, Electrical, Mechanical, Plumbing Code and Existing Building Codes with Los Angeles County Amendments, the Los Angeles County Green Building Standards, and the Los Angeles County Fire Code

END OF PUBLIC HEARING

DEPARTMENTAL REPORTS (Information only)

WRITTEN COMMUNICATIONS

COUNCIL COMMUNICATIONS

Council Member Graciela Ortiz

Council Member Jhonny Pineda

Council Member Marilyn Sanabria

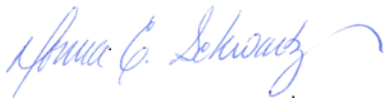
Vice Mayor Manuel “Manny” Avila

Mayor Karina Macias

ADJOURNMENT

The City of Huntington Park City Council will adjourn to a Regular Meeting on Tuesday, January 21, 2020 at 6:00 P.M.

Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington Park City Hall and made available at www.hpca.gov not less than 24 hours prior to the meeting. Dated this 2nd day of January, 2020.



Donna G. Schwartz, CMC, City Clerk

Regular Meeting of the
City of Huntington Park City Council
Tuesday, December 17, 2019

Sergeant at Arms read the Rules of Decorum before the start of the Regular Meeting.

The regular meeting of the City Council of the City of Huntington Park, California was called to order at 6:15 p.m. on Tuesday, December 17, 2019, in the Council Chambers at City Hall, 6550 Miles Avenue, Huntington Park, California; Mayor Karina Macias presiding.

PRESENT: Council Member(s): Graciela Ortiz, Jhonny Pineda, Marilyn Sanabria, Vice Mayor Manuel “Manny” Avila and Mayor Karina Macias.

CITY OFFICIALS/STAFF: Ricardo Reyes, City Manager; Raul Alvarez, Assistant City Manager; Araceli Almazan, Legal; Cosme Lozano, Chief of Police; Cynthia Norzagaray, Director of Parks and Recreation; Nita McKay, Director of Finance & Administrative Services; Sergio Infanzon, Director of Community Development and Donna G. Schwartz, City Clerk.

INVOCATION

The invocation was led by Mayor Macias.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Elian Hernandez.

PRESENTATIONS

Council presented a “Certificate of Appreciation,” to Elian Hernandez for leading the Pledge of Allegiance.

Council presented “Certificates of Appreciation,” to those who participated in the 2019 Health and Education Commission’s Art Contest.

Council presented “Certificates of Recognition,” to students from Pacific Elementary School who participated in the “Girls on the Run” 5k Run on Sunday, December 8, 2019.

Students from Linda Marquez High School provided a presentation on the Effects of Climate Change.

At 6:49 p.m. Mayor Macias called for a RECESS.

At 7:03 p.m. Mayor Macias RECONVENED the meeting with all Council Members present.

PUBLIC COMMENT

1. Javier Beltran, Mr. & Mrs. Vallejo, Sandra Garcia, Lupe Lopez, Janet Valenzuela, Lily Delgado, Arnulfo Carrillo, Hugo Lujan, Cristina Sanchez, Martha Escobedo, Jessica Prieto, and Guillermo Merin, all spoke in regards to Assembly Bill AB1482, California’s “anti-rent-gouging bill,” landlords raising rents, people being evicted and becoming homeless, and asked Council for support and to adopt an ordinance for rent control.
2. Veronica Lopez, spoke in opposition to a Costco would rather use space for houses and spoke in support of Council taking measures to adopt an ordinance for rent control.
3. Leoda Valenzuela, representative from Senator Lena Gonzalez Office, introduced herself.

STAFF RESPONSE

City Manager Ricardo Reyes stated the city did form a committee to try to address the homeless issue and the housing issue, some programing did come out of the committee

and some funding has set-aside to support the programing and thanked everyone for the information and encouraged them to leave anything they'd like considered.

City Manager Ricardo Reyes announced additional information for Agenda Item 6 was distributed to Council and city clerk has copies for the public.

SESSION

At 7:40 p.m. Araceli Almazan, Legal, recessed to closed session.

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Name of case: Huntington Park v Metropolitan Transportation Authority (MTA)
Case Numbers: BC700789 and BC700790
2. CONFERENCE WITH LABOR NEGOTIATORS Regarding Represented Employees - Government Code Section 54957.6(a)
City's Designated Representative(s) for Negotiations: Ricardo Reyes, City Manager and Nita McKay, Finance/Administrative Services Director
Employee Organization: General Employees Association (GEA)
3. CONFERENCE WITH LABOR NEGOTIATOR - Regarding Represented Employees
(Government Code Section 54957.6(a))
City's Designated Representative(s) for Negotiations: Ricardo Reyes, City Manager
Employee Organization: Police Officers Association (POA)
4. CONFERENCE WITH LABOR NEGOTIATOR
(Government Code Section 54957.6(a)) - Regarding Represented Employees
City's Designated Representative(s) for Negotiations: Ricardo Reyes, City Manager
Employee Organization: Police Management Association (PMA)

At 8:46 p.m. Mayor Macias reconvened to open session with all Council Members present.

CLOSED SESSION ANNOUNCEMENT

Araceli Almazan, Legal, announced all Council Members were present and briefed on closed session items 1-4. 1-4.) no action was taken, nothing to report.

CONSENT CALENDAR

Motion: Council Member Sanabria moved to approve consent calendar, seconded by Council Member Ortiz. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias
NOES: Council Member(s): None

OFFICE OF THE CITY CLERK

1. Approved Minute(s) of the following City Council Meeting(s):
1-1. Regular City Council Meeting held December 3, 2019.

FINANCE

2. Approved Accounts Payable and Payroll Warrant(s) dated December 17, 2019.

END OF CONSENT CALENDAR

REGULAR AGENDA

COUNCIL

3. Council Appointment to the Parks and Recreation Commission

City Manager Ricardo Reyes announced the item.

Council Member Pineda appointed **Celia Rivas** to the Parks and Recreation Commission. Term to run concurrent to Council Members term.

COMMUNITY DEVELOPMENT

4. Consideration and Approval of First Amendment to the Memorandum of Understanding (MOU) with the Greater Huntington Park Area Chamber of Commerce

City Manager Ricardo Reyes announced the item.

Motion: Vice Mayor Avila moved to approve first amendment to the Memorandum of Understanding (MOU) with The Greater Huntington Park Area Chamber of Commerce and authorize City Manager or designee to execute amended MOU, seconded by Council Member Sanabria. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias
NOES: Council Member(s): None

FINANCE

5. Approve the Purchase of Desktop Computers, Windows 10 Licenses, Microsoft Office 2019 Licenses, Microsoft Exchange Licenses, One Server and Related Software form Lan Wan Enterprise, Inc. to Upgrade the City's Computer System

City Manager Ricardo Reyes announced the item.

Motion: Council Member Sanabria moved to approve, seconded by Vice Mayor Avila. Motion failed due to substitute motion.

Substitute Motion: Council Member Ortiz moved to approve, but directed staff to provide a breakdown of where the computers are being placed. Approved the purchase of one hundred thirteen desktop computers, one hundred thirty-eight Microsoft Office 2019 licenses, twenty-five Windows 10 Pro licenses, three Windows Server 2019 Standard Edition licenses, one hundred Windows CAL licenses, six VMWARE licenses, one server, one hundred Microsoft Exchange licenses for email, and the cost of labor from Lan Wan Enterprise, Inc, authorize the IT services of Lan Wan Enterprise, Inc. to install and implement newly purchased hardware and software, approve a budget appropriation transfer in the amount of \$321,552 to account number 111-9010-419.74-10 General Fund Non Departmental Capital Equipment from account number 111-0210-413.56-49 City Manager's Office Community Services (\$100,000), 111-0210-413.59-15 City Manager's Office Professional Development (\$75,000) and 111-6010-451.73-10 City Wide Park Improvements Project (\$146,552) and authorize City Manager or designee to purchase the IT equipment and software, seconded by Council Member Sanabria. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias
NOES: Council Member(s): None

Council Member Pineda directed staff to look into refurbishing and donating the old computers.

PUBLIC WORKS

6. Consideration and Approval to Award a Construction Contract for CIP 2018-08 Huntington Park Greenway Project

City Manager Ricardo Reyes announced the item and introduced Assistant City Manager Raul Alvarez who presented the staff report and noted the additional information from Marina Landscape, Inc. that was distributed to Council before tonight's meeting was due in part from a protest that was received requesting the additional information that Marina Landscape, Inc. provided.

Motion: Council Member Ortiz moved to approve a budget appropriation transfer in the amount of \$405,098 to account number 681-8030-461.76-08 Greenway Linear Park Project from account 681-8030-461.73-10 Replacement of Water Mainlines, approve a construction contract to Marina Landscape, Inc. as the lowest responsive, responsible bidder for a not-to-exceed amount of \$3,281,475.70 and authorize City Manager or designee to execute the construction contract agreement for CIP 2018-08 Huntington Park Greenway Project, seconded by Council Member Sanabria. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias
NOES: Council Member(s): None

7. Consideration and Approval to Reject the Proposal Received for Graffiti Abatement Services and Re-Advertise Request for Proposal (RFP)

City Manager Ricardo Reyes announced the item and introduced Assistant City Manager Raul Alvarez who presented the staff report.

Motion: Vice Mayor Avila moved to reject the Proposal Received for Graffiti Abatement Services and authorize the Public Works Department to re-advertise the RFP, seconded by Council Member Sanabria. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias
NOES: Council Member(s): None

8. Consideration and Approval to Award a Construction Contract for CIP 2018-07 Downtown Huntington Park I-Park System Implementation Call for Projects ID# F7702

City Manager Ricardo Reyes announced the item and introduced Assistant City Manager Raul Alvarez who presented the staff report.

Motion: Council Member Sanabria moved to approve but does not want any lockers installed until a design and maintenance plan comes back to council. Approve a budget appropriation transfer in the amount of \$106,650 to account number 222-8010-431.76-02 Downtown I-Park System Project from account number 222-8010-431.76-01 City Wide Street Improvements Project for the construction of CIP 2018-07 Downtown Huntington Park i-Park System Implementation Call for Projects ID# F7312 (Project), approve award of a construction contract to Alfaro Communications Construction, Inc. as the lowest responsive, responsible bidder for a not-to-exceed amount of \$944,572, which is based on available funding, approve a budget appropriation transfer in the amount of \$69,080 to account number 222-8010-431.76-02 Downtown I-Park System Project from account number 222-8010-431.76-01 City Wide Street Improvements Project for construction management and inspection services provided by Infrastructure Engineers and authorize

City Manager or designee to negotiate with the contractor on the not-to-exceed amount and execute the construction contract agreement, seconded by Vice Mayor Avila. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias

NOES: Council Member(s): None

9. Consideration and Approval to Award an Agreement for the Design, Analysis and Permitting of the By-Pass System for Water Well No. 15

City Manager Ricardo Reyes announced the item.

Motion: Council Member Sanabria moved to approve proposal and award the agreement for the design, analysis, and permitting of the by-pass system for Water Well No. 15 to Tetra Tech for a not-to-exceed amount of \$29,770 from Account No. 681-8030-461.76-07, approve an appropriation transfer in the amount of \$29,770 to be transferred to account number 681-8030-461.76-07 from account number 681-8030-461.43-30 and authorize City Manager or designee to execute the professional services agreement, seconded by Council Member Pineda. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias

NOES: Council Member(s): None

10. Consideration and Approval of a Resolution Approving the Second Amendment to the Memorandum of Understanding (MOU) with the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (GWMA) and The City of Huntington Park

Motion: Council Member Ortiz moved to adopt Resolution No. 2019-36, approving the Second Amendment to the Memorandum of Understanding with the Gateway Region Integrated Regional Water Management Joint Powers Authority for continuation of administrative and cost sharing arrangements for Municipal Separate Storm Sewer System Permit compliance and authorize City Manager to execute the Second Amendment to the Memorandum of Understanding, seconded by Council Member Sanabria. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias

NOES: Council Member(s): None

11. Consideration and Approval to Award an Agreement for Construction Management & Inspection Services for CIP 2016-01 ATP Cycle II Project ATPL-5150(012)

City Manager Ricardo Reyes announced the item.

Motion: Council Member Ortiz moved to approve a budget appropriation transfer in the amount of \$154,000 to account number 111-8080-431.73-10 ATP Cycle II Project from account number 111-8010-431.76-01 City Wide Street Improvements Project for the construction of CIP 2016-01 ATP Cycle II Project ATPL-5150(012) "Project", award agreement to Infrastructure Engineers for construction management & inspection services in an amount not-to-exceed \$154,000 and authorize City Manager or designee to execute the professional services agreement (PSA), seconded by Council Member Sanabria. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias
NOES: Council Member(s): None

12. Consideration and Approval to Submit a Letter of Interest to the Los Angeles Metropolitan Transportation Authority to Apply for the State Active Transportation Program Cycle V

City Manager Ricardo Reyes announced the item.

Motion: Council Member Sanabria moved to approve staff to prepare and submit an official Letter of Interest to the Los Angeles Metropolitan Transportation Authority to receive assistance on the State Active Transportation Program Cycle V grant application and authorize City Manager to sign the Letter of Interest, seconded by Vice Mayor Avila. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias
NOES: Council Member(s): None

13. Consideration and Approval to Award an Agreement for the Design of CIP 2019-07 Water Main Replacement Project – Hill Street and Cudahy Street

City Manager Ricardo Reyes announced the item.

Motion: Council Member Sanabria moved to approve award of agreement to Infrastructure Engineers for the design of CIP 2019-07 Water Main Replacement Project – Hill Street and Cudahy Street for a not-to-exceed amount of \$299,574 from Account No. 681-8030-461.76-09 and authorize City Manager or designee to execute the agreement, seconded by Council Member Ortiz. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias
NOES: Council Member(s): None

14. Consideration and Approval to Award an Agreement for the Design of CIP 2019-06 Street Enhancement Project

City Manager Ricardo Reyes announced the item.

Motion: Council Member Sanabria moved award agreement to NCE for the design of CIP 2019-06 Street Enhancement Project in an amount not-to-exceed \$148,300 from Account No. 221-8010-431.76-01 and authorize City Manager or designee to execute the agreement, seconded by Council Member Ortiz. Motion passed 5-0, by the following vote:

ROLL CALL:

AYES: Council Member(s): Ortiz, Pineda, Sanabria, Vice Mayor Avila and Mayor Macias
NOES: Council Member(s): None

END OF REGULAR AGENDA

DEPARTMENTAL REPORTS (Information only)

WRITTEN COMMUNICATIONS - None.

COUNCIL COMMUNICATIONS

Council Member Graciela Ortiz, wished everyone a Merry Christmas, Happy Holidays, Happy New Years and thanked everyone.

Council Member Jhonny Pineda, wished everyone Happy Holidays.

Council Member Marilyn Sanabria, thanked everyone, acknowledged the Breakfast with Santa and the Winter Wonderland event were a success, wished all a Happy Holiday prosperous New Year and thanked staff.

Vice Mayor Manuel "Manny" Avila, thanked everyone who participated in the Tree Lighting and parade event, acknowledge all staff for the support, and wished all a Merry Christmas and Happy New Year 2020.

Mayor Karina Macias, thanked all employees and all their support for the parade and to the parade committee, noted the parade would be showing on Sunday at 1 p.m. on channel 15, announced that nominees for the decorating contest are still being accepted and that the judging will take place on Thursday, announced the City received an American Planning Award regarding the Ecco Transit project, and wished all a Happy Holidays enjoy.

ADJOURNMENT

At 9:34 p.m. Mayor Macias adjourned the City of Huntington Park City Council to a Regular Meeting on Tuesday, January 7, 2020 at 6:00 P.M.

Respectfully submitted,

Donna G. Schwartz, CMC
City Clerk

City of Huntington Park List of Funds

Fund	Description	Fund	Description
111	General Fund	234	Congressional Earmark
114	Spec Events Contrib Rec	235	Federal Street Improvmnt
120	Special Revenue DNA ID	237	Community Planning
121	Special Revnu Welfare Inm	239	Federal CDBG Fund
122	Prevention Intervention	240	HUD EZ/EC Soc Sec Block
123	Board of Corrections - LEAD	242	HUD Home Program
124	Auto Theft	243	HUD 108 B03MC060566
150	Emergency Preparedness	245	EPA Brownfield
151	Economic Development	246	LBPHCP-Lead Base
201	Environmental Justice	247	Neighborhood Stabilization
202	CFP Crosswalks	248	Homelessness Prevention
204	SR2S Middleton Safe Route	252	ABC
205	CFP Pacific Blvd	275	Successor Agency
206	CFP iPark Pay Station	283	Sewer Maintenance Fund
207	CFP Signal Synchronization	285	Solid Waste Mgmt Fund
208	CMAQ Metro Rapid	286	Illegal Disposal Abatemnt
209	CFP City Street Resurfacing	287	Solid Waste Recycle Grant
216	Employees Retirement Fund	288	COMPBC
217	OPEB	334	Ped/Bike Path Fund
219	Sales Tax-Transit Fund A	349	Capital Improvement Fund
220	Sales Tax-Transit C	475	Public Financng Authority
221	State Gasoline Tax Fund	533	Business Improv Dist Fund
222	Measure R	535	Strt Lght & Lndscp Assess
223	Local Origin Program Fund	681	Water Department Fund
224	Office of Traffic & Safety	741	Fleet Maintenance
225	Cal Cops Fund	745	Worker's Compensation Fnd
226	Air Quality Improv Trust	746	Employee Benefit Fund
227	Offc of Criminal Justice	748	Veh & Equip Replacement
228	Bureau of Justice Fund	779	Deferred Comp. Trust Fund
229	Police Forfeiture Fund	800	Pooled Cash
231	Parking System Fund	801	Pooled Cash Fund
232	Art in Public Places Fund	802	Pooled Interest
233	Bullet Proof Vest Grant		

**CITY OF HUNTINGTON PARK
DEMAND REGISTER
WR 1-7-20**

Payee Name	Invoice Number	Account Number	Description	Transaction Amount
ALEX J. ESCOBAR	12/09/2019	111-7010-421.59-30	PD MILEAGE REIMBURSEMENT	17.98
	12/09/2019	111-7010-421.59-30	PD PER DIEM REIMBURSEMENT	17.00
				\$34.98
ALL CITY MANAGEMENT SERVICES, INC	65262	111-7022-421.56-41	CROSSING GUARD SRV 11/19	4,122.82
				\$4,122.82
ANIMAL FRIENDS PET HOTEL	394636	111-7010-421.61-20	PD BOARDING SRVCS K-9	180.00
				\$180.00
ARAMARK UNIFORM & CAREER APPAREL	534719304	741-8060-431.56-41	PW UNIFORM RENTAL SRVC	183.45
	5347369500	741-8060-431.56-41	PW UNIFORM RENTAL SRVC	183.45
	534753641	741-8060-431.56-41	PW UNIFORM RENTAL SRVC	183.45
				\$550.35
AT&T	000013996177	111-7010-421.53-10	PD DISPATCH PHONE 11/2019	565.30
				\$565.30
AT&T PAYMENT CENTER	10/28-11/27/19	111-7010-421.53-10	PD PHONE SERVICE	842.58
	12/7/19-1/6/19	111-9010-419.53-10	CITYWIDE PHONE SERVICES	33.08
	12/7/19-1/6/19	111-9010-419.53-10	CITYWIDE PHONE SERVICES	33.08
	12/7/19-1/6/19	111-9010-419.53-10	CITYWIDE PHONE SERVICES	33.08
	12/7/19-1/6/19	111-9010-419.53-10	CITYWIDE PHONE SERVICES	33.08
	12/7/19-1/6/19	111-9010-419.53-10	CITYWIDE PHONE SERVICES	100.67
	12/7/19-1/6/19	111-9010-419.53-10	CITYWIDE PHONE SERVICES	194.31
	12/7/19-1/6/19	111-9010-419.53-10	CITYWIDE PHONE SERVICES	80.47
				\$1,350.35
AZTECA SIGNS	6417	111-0240-466.55-42	2019 HOLIDAY PARADE BANNERS	1,280.19
				\$1,280.19
BILLY VALDIVIA	10212019	111-6010-483.55-35	FINAL PAYMENT TV PRODUCTION	7,500.00
				\$7,500.00
BRINK'S INCORPORATED	2775729	111-9010-419.33-10	MONEY PROCESSING 7/2019	351.00
	2979082	111-9010-419.33-10	BANK SRV TRANSPORT 11/2019	939.90
	2979083	111-9010-419.33-10	MONEY PROCESSING 11/2019	170.41
				\$1,461.31
CALPERS	100000015867782	111-0000-217.50-10	MEDICAL BENEFITS 12/2019	160,476.74
	100000015867782	111-9013-413.56-41	MEDICAL BENEFITS 12/2019	433.29
	100000015867782	217-7010-413.28-00	MEDICAL BENEFITS 12/2019	99,001.17
	100000015867782	217-9010-413.28-00	MEDICAL BENEFITS 12/2019	52,376.77
	100000015867782	217-9010-413.56-41	MEDICAL BENEFITS 12/2019	432.49
				\$312,720.46
CENTRAL BASIN MWD	HP-NOV19	681-8030-461.41-00	POTABLE WATER 11/2019	136,607.11
				\$136,607.11
CENTRAL FORD	346301	741-8060-431.43-20	SUPPLIES SHUTTLE # 001	527.90
	346302	741-8060-431.43-20	DOOR LATCH DETEC UNIT # 369	89.26
	346373	741-8060-431.43-20	SIDE SEAT BELT BUCKLE UNIT # 975	105.87
	346440	741-8060-431.43-20	DOOR LATCHES UNIT # 913	134.82
	346542	741-8060-431.43-20	FRONT ARM ASSEMBLY UNIT # 913	202.14

**CITY OF HUNTINGTON PARK
DEMAND REGISTER
WR 1-7-20**

Payee Name	Invoice Number	Account Number	Description	Transaction Amount
CENTRAL FORD	346726	741-8060-431.43-20	FUEL FILLER NECK UNIT 281	241.03
	346774	741-8060-431.43-20	FRONT & REAR ARMS UNIT # 918	320.61
	346942	741-8060-431.43-20	FILLER NECK FOR UNIT # 975	70.25
	346943	741-8060-431.43-20	MANIFOLD ASSY PD UNIT # 128	506.41
	346955	741-8060-431.43-20	GASKET & HOSE ASSY UNIT # 128	64.43
	346977	741-8060-431.43-20	RADIATOR HOSE SENSOR UNIT # 976	161.01
	347045	741-8060-431.43-20	GASKET O-RING UNIT # 128	71.93
				\$2,495.66
CHAMPION CJD	585018	741-8060-431.43-20	FUEL FILLER NECK PD UNIT # 974	173.36
				\$173.36
CHARTER COMMUNICATIONS	0467069120719	111-7010-421.53-10	PD INTERNET SRVC 12/7/19-1/6/20	2,450.00
	0514415120119	111-7010-421.53-10	PD INTERNET 11/30/19-12-29/19	519.87
	0389644120119	121-7040-421.56-14	PD TV SRVCS 12/2019	290.84
				\$3,260.71
CINDI CAYAX	2119	111-6065-451.57-46	P&R CONTRACT INSTRUCTOR	550.00
				\$550.00
CODE 5 GROUP LLC	2770	111-7030-421.56-41	ELECTRONIC TRACKING SRVC	600.00
				\$600.00
COMMERCIAL TIRE COMPANY	1-GS156076	741-8060-431.43-20	TIRES FOR PD UNIT # 102	657.87
				\$657.87
CONCENTRA MEDICAL CENTERS	66404079	111-2030-413.56-41	DOT PHYSICALS RECERT	94.00
				\$94.00
CONTRERAS GARDEN SUPPLY	11/25/19	741-8060-431.43-20	BACKPACK LEAF BLOWER	70.00
				\$70.00
CR&R INCORPORATED	0032893	111-8027-431.56-59	WASTE & RECYCLING 12/2019	16,680.00
				\$16,680.00
CSULB FOUNDATION	2156	111-7010-421.59-30	PD TRAINING REGISTRATION	316.00
				\$316.00
DAILY JOURNAL CORPORATION	B3290104-IN	242-0260-463.54-00	NEWSPAPER PUBLICATION	646.80
	B3308915	242-0260-463.54-00	NEWSPAPER PUBLICATION	500.00
	B3308917	242-0260-463.54-00	NEWSPAPER PUBLICATION	550.00
				\$1,696.80
DANIEL RODRIGUEZ	12/17/2019	111-7022-421.16-20	RESERVE OFFICER UNIFORM ALLWN	550.00
				\$550.00
DAPEER, ROSENBLIT & LITVAK	16647	111-0220-411.32-70	PD LEGAL SRVCS 11/2019	505.50
				\$505.50
DAY WIRELESS SYSTEMS	492247	111-7010-421.56-41	PD RADIO REPAIRS	144.26
				\$144.26
DEPARTMENT OF ANIMAL CARE & CONTROL	10/2019	111-7065-441.56-41	ANIMAL CARE COSTS 10/2019	12,666.95
				\$12,666.95
DEPARTMENT OF JUSTICE	419563	111-7030-421.56-41	PD FINGERPRINT APPS	576.00
				\$576.00

**CITY OF HUNTINGTON PARK
DEMAND REGISTER
WR 1-7-20**

Payee Name	Invoice Number	Account Number	Description	Transaction Amount
DON MILLER & SONS PLUMBING SUPPLY	310927	111-8023-451.43-10	PLUMBING SUPPLIES	833.24
	311257	111-8023-451.43-10	PLUMBING SUPPLIES	74.49
				\$907.73
EADIE AND PAYNE, LLP	136833	111-3010-415.32-40	AUDITING PLANNING 6/30/19	14,404.00
	136965	111-3010-415.32-40	AUDIT FINANCIAL STATEMENT 6/030/19	14,196.00
				\$28,600.00
ED FOLTZ AUTOMOTIVE & TRUCK SERVICE	56832	741-8060-431.43-20	ITEMS FOR TROLLEY	1,690.09
				\$1,690.09
EDUARDO CARLOS	12/09/2019	111-7010-421.59-30	PD PER DIEM REIMBURSEMENT	17.00
				\$17.00
ENTERPRISE FM TRUST	FBN3852639	111-7010-421.56-41	PD VEHICLE LEASE 12/2019	97.04
	FBN3852639	226-7010-419.74-20	PD VEHICLE LEASE 12/2019	1,681.19
				\$1,778.23
ERNIE V MARTINEZ	12/11/2019	741-8060-431.15-25	BOOT REIMBURSEMENT FY 19/20	200.00
				\$200.00
FIRST CHOICE SERVICES	666313	111-9010-419.61-20	CITYWIDE COFFEE SUPPLIES	58.42
				\$58.42
HASA, INC.	665515	681-8030-461.41-00	HYPO SODIUM CHLORIDE	189.09
	665516	681-8030-461.41-00	HYPO SODIUM CHLORIDE	138.31
				\$327.40
HENRY ANDRADE	12/09/2019	111-7010-421.59-30	PD MILEAGE REIMBURSEMENT	17.98
	12/09/2019	111-7010-421.59-30	PD PER DIEM REIMBURSEMENT	17.00
				\$34.98
HUNTINGTON PARK RUBBER STAMP CO.	RGC022690	111-7030-421.61-20	PD RECORDS STAMPS	62.71
				\$62.71
INFRAMARK LLC	46875	283-8040-432.56-41	SEWER HOT SPOTS 12/2019	4,613.05
	46870	681-8030-461.43-30	WELL 14 START SOFT REPLACEMENT	6,639.39
	46871	681-8030-461.43-30	FIRE FLOW TESTING	5,280.00
	46874	681-8030-461.73-31	FIRE FLOW TEST	600.00
				\$17,132.44
INFRASTRUCTURE ENGINEERS	24733	152-6010-451.73-10	HP LINEAR GREENWAY 11/2019	30,000.00
	24720	221-8014-429.56-41	TRAFFIC SIGNAL PLAN 11/2019	360.00
				\$30,360.00
JCL TRAFFIC	102991	221-8012-429.61-20	BLANK MAGNET MATERIAL	266.91
	102992	221-8012-429.61-20	HP RESIDENT PARKING PERMIT	542.03
				\$808.94
JESUS E. VERDIELL	12/09/2019	111-7010-421.59-30	PD MILEAGE REIMBURSEMENT	17.98
	12/09/2019	111-7010-421.59-30	PD PER DIEM REIMBURSEMENT	17.00
				\$34.98
JOSE MARES	12/09/2019	111-7010-421.59-30	PD PER DIEM REIMBURSEMENT	17.00
				\$17.00
JULIO VARGAS	12/09/2019	111-7010-421.59-30	PD MILEAGE REIMBURSEMENT	17.98
	12/09/2019	111-7010-421.59-30	PD PER DIEM REIMBURSEMENT	17.00
				\$34.98

**CITY OF HUNTINGTON PARK
DEMAND REGISTER
WR 1-7-20**

Payee Name	Invoice Number	Account Number	Description	Transaction Amount
KLIMT CONSULTING, LLC	19-04	239-0260-463.56-41	ADMIN SRVCS CDBG 10/2019	11,266.25
	19-05	239-0260-463.56-41	ADMIN SRVCS CDBG 11/2019	7,487.50
	19-CP1	239-0260-463.56-41	ADMIN SRVCS CDBG PROGRAM	2,250.00
	19-04	239-0270-463.56-41	ADMIN SRV MINOR HOME10/19	9,045.00
	19-05	239-0270-463.56-41	ADMIN SRV MINOR HOME11/19	12,822.50
	19-04	242-0260-463.56-41	ADMIN SRVCS HOME 10/2019	3,187.50
	19-05	242-0260-463.56-41	ADMIN SRVCS HOME 11/2019	2,797.50
	19-CP1	242-0260-463.56-41	ADMIN SRVCS HOME PROGRAM	2,250.00
				\$51,106.25
KONICA MINOLTA BUSINESS SOLUTIONS	262785636	111-0110-411.43-05	COUNCIL COPIER LSE 11/2019	105.22
	262785636	111-0210-413.43-05	ADMIN COPIER LEASE 11/2019	105.22
	262785351	111-7010-421.44-10	PD ANNEX COPIER LSE 11/2019	66.64
	262785706	111-7010-421.44-10	PD PATROL COPIER 11/2019	210.44
	262785463	111-7022-421.56-41	PD JAIL COPIER LSE 11/2019	139.36
	262785532	111-7022-421.56-41	PD ADMIN COPIER LSE 11/2019	210.44
	262785994	111-7030-421.44-10	PD DETEC COPIER LSE 11/2019	298.91
	262785635	111-7040-421.44-10	PD RECORDS COPIER 11/2019	379.63
	262785906	111-7040-421.44-10	PD RECORDS COPIER 11/2019	298.91
	262785446	111-9010-419.43-15	FIN REV COPIER LSE 11/2019	280.66
	262785908	111-9010-419.43-15	FIN COPIER LEASE 11/2019	359.99
				\$2,455.42
LA COUNTY SHERIFF'S DEPT	201753BL	121-7040-421.56-41	PD INMATE MEAL SERVICE	829.37
				\$829.37
LAC+USC MEDICAL CENTER	100003	111-7030-421.56-16	PD SART EXAMS	913.08
	100003	111-7030-421.56-41	PD SART EXAMS	1,173.84
				\$2,086.92
LEFTA SYSTEMS	2422	227-7118-421.74-10	LEFTA FTO SOFTWARE	27,260.00
				\$27,260.00
LIEBERT CASSIDY WHITMORE	1487782	111-0220-411.32-70	ADMIN LEGAL SRVCS 10/2019	5,471.70
	1487784	111-0220-411.32-70	ADMIN LEGAL SRVCS 10/2019	370.00
	1487785	111-0220-411.32-70	ADMIN LEGAL SRVC 10/2019	1,458.00
				\$7,299.70
LOS ANGELES COUNTY POLICE CHIEF ASN	2020 INVOICE	111-7010-421.59-15	LACPCA 2020 ANNUAL DUES	500.00
				\$500.00
LOS ANGELES TIMES	10002063419	111-0110-411.61-20	ADM NEWSPAPER SUBSCRIPTION	136.24
				\$136.24
LOZADA'S TRANSMISSIONS INC.	6659	741-8060-431.43-20	TRANSMI CONDUCTOR PLASTE	407.18
				\$407.18
LUIS H. FERNANDEZ	354	111-6020-451.61-35	DJ CHRISTMAS LIGHTING	400.00
				\$400.00
MACKEY INDUSTRIAL REPAIR	5195	741-8060-431.43-20	SKIP LOADER REPAIR	1,032.00
	5216	741-8060-431.43-20	POWER STEERING HOSE	225.00
				\$1,257.00

**CITY OF HUNTINGTON PARK
DEMAND REGISTER
WR 1-7-20**

Payee Name	Invoice Number	Account Number	Description	Transaction Amount
MARIO BOJORQUEZ	12/09/2019	111-7010-421.59-30	PD MILEAGE REIMBURSEMENT	17.98
	12/09/2019	111-7010-421.59-30	PD PER DIEM REIMBURSEMENT	17.00
				\$34.98
MARX BROS FIRE EXTINGUISHER CO INC.	S21380	111-8023-451.56-41	FIRE EXTINGUISHER SRVC	90.00
	S21381	111-8023-451.56-41	FIRE EXTINGUISHER SRVC	90.00
				\$180.00
MERRIMAC ENERGY GROUP	2194452	741-8060-431.62-30	FUEL PURCHASE	23,410.12
				\$23,410.12
MONCERAT MORALES	2121	111-0240-466.55-42	2019 HOLIDAY PARADE REIMBURSE	57.55
				\$57.55
MOSCA DESIGN, INC.	30059	111-6010-451.74-10	PACIFIC HOLIDAY DECORATIONS	30,734.33
				\$30,734.33
MUSIC MX	1055	111-6020-451.56-41	SOUND TECH EQUIP 7/4/19	1,000.00
				\$1,000.00
NATIONWIDE ENVIRONMENTAL SERVICES	30456	220-8070-431.56-41	BUS/SHELTER SRVC 11/2019	17,377.50
	30455	221-8010-431.56-41	SWEEPING SRVCS 11/2019	19,630.13
	30455	222-8010-431.56-41	SWEEPING SRVCS 11/2019	29,055.11
				\$66,062.74
NAVA, OLGA	19919-1410	681-0000-228.70-00	WATER DEPOSIT REFUND	100.00
				\$100.00
NOBEL SYSTEMS, INC	14706	111-8010-431.74-10	ANNUAL SUBSCRIPTION	9,800.00
	14706	111-8010-431.74-10	GEOVIEWER CITIZEN APP	4,800.00
				\$14,600.00
NORTH STAR LAND SCAPE LLC	1601-24	222-8010-431.56-41	LANDSCAPE MAINTNCE 11/2019	2,912.00
	1601-24	535-8090-452.56-60	LANDSCAPE MAINTNCE 11/2019	20,145.75
				\$23,057.75
O'REILLY AUTO PARTS	2959-170965	741-8060-431.43-20	LONG BLOCK PD UNIT # 955	4,598.99
	2959-173095	741-8060-431.43-20	OIL FILTERS WASHERS	161.94
	2959-173468	741-8060-431.43-20	BRAKE PADS, ADDITIVE	571.58
	2959-174782	741-8060-431.43-20	AIR & CABIN FILTERS UNIT #169	93.94
	2959-174783	741-8060-431.43-20	THROTTLE BODY UNIT # 349	321.40
	2959-175528	741-8060-431.43-20	REMOTE KEYLESS DEVICE	72.52
	2959-175529	741-8060-431.43-20	SPOT MIRRORS PW UNIT # 346	41.59
	2959-175887	741-8060-431.43-20	QUICK STRUTS PD UNIT # 913	363.49
	2959-176045	741-8060-431.43-20	2 SETS BRAKE PADS UNIT # 902	176.61
	2959-177395	741-8060-431.43-20	BY PASS ASST PW UNIT # 181	5.78
	2959-177451	741-8060-431.43-20	RACK & PINION PD UNIT # 915	378.62
	2959-177655	741-8060-431.43-20	WHEEL NUTS,STUDS UNIT # 128	164.05
	2959-177784	741-8060-431.43-20	CERAMIC PADS UNIT # 958	124.28
	2959-177827	741-8060-431.43-20	CERAMIC BRAKE PADS UNIT # 973	262.24
	2959-179958	741-8060-431.43-20	BRAKE ROTORS & RACK UNIT # 123	760.38
	2959-180091	741-8060-431.43-20	TPMS SENSOR	243.30

**CITY OF HUNTINGTON PARK
DEMAND REGISTER
WR 1-7-20**

Payee Name	Invoice Number	Account Number	Description	Transaction Amount
O'REILLY AUTO PARTS	2959-181012	741-8060-431.43-20	BATTERY REPLACEMENTS UNIT # 351	251.71
	2959-181924	741-8060-431.43-20	WATER PUMP PW UNIT # 180	55.86
	2959-182188	741-8060-431.43-20	WHEEL CENTER CAP UNIT # 278	37.89
	2959-182628	741-8060-431.43-20	SUPPLIES FOR SHUTTLE # 002	159.59
				\$8,845.76
OSUNA SINALOA AUTO GLASS CORP	I000810	741-8060-431.43-20	PD VEHICLE REPAIR UNIT # 357	360.00
				\$360.00
PAGEENTRY PARADES	HP19000004	111-0240-466.55-42	AIRCRAFT SANTA FLOAT	4,000.00
	HP19000005	111-0240-466.55-42	VIP CARDS & SIGNS 2019 PARADE	700.00
				\$4,700.00
PARS	44396	111-9010-419.56-41	PARS ARS FEES 10/2019	432.32
	44318	216-3010-415.56-41	PARS REP FEES 10/2019	2,388.10
				\$2,820.42
PAUL WEINRICH	12/17/2019	111-7022-421.16-20	RESERVE OFCCER UNIFORM ALLWN	550.00
				\$550.00
PRUDENTIAL OVERALL SUPPLY	52303015	111-6010-451.56-41	P&R MAT CLEANING SRVC	139.68
	52307560	111-6010-451.56-41	P&R MAT CLEANING SRVC	139.68
	52311848	111-6010-451.56-41	P&R MAT CLEANING SRVC	139.68
				\$419.04
PURCHASE POWER	12/11/2019	111-7040-421.56-41	CITYWIDE POSTAGE FEES	489.72
				\$489.72
PWS, INC	INVLA3190800521	121-7040-421.56-14	PD REPAIR WASHER MACHINE	150.00
	INVLA3190900803	121-7040-421.56-14	PD REPAIR WASHER MACHINE	30.00
				\$180.00
RICOH USA, INC.	5058095958	111-6010-451.44-10	P&R COPIER LEASE 11/19-12/18/19	302.02
				\$302.02
ROBERTO HERNANDEZ	12/17/2019	111-7022-421.16-20	RESERV OFCR UNIFORM ALLWN	550.00
				\$550.00
RONAK DESAI	COHP111519	111-3010-415.56-41	ACCOUNTING SRVCS 11/15/19	4,200.00
	COHP113019	111-3010-415.56-41	ACCOUNTING SRVCS 11/30/19	2,100.00
	COHP121519	111-3010-415.56-41	ACCOUNTING SRVCS 12/15/19	2,040.00
				\$8,340.00
SANCHEZ AWARDS	1688	111-6010-451.74-10	HP GREENWAY LINEAR PARK	793.80
				\$793.80
SIERRA INSTALLATIONS INC	19355	111-6010-451.74-10	2019 HOLIDAY DECORATIONS	23,679.00
	19399	111-6010-451.74-10	2019 HOLIDAY DECORATIONS	15,786.00
				\$39,465.00
SMART & FINAL	037327	111-6020-451.61-35	P&R AFTERSCHOOL SUPPLIES	291.79
	037547	111-6020-451.61-35	P&R AFTERSCHOOL SUPPLIES	120.01
				\$411.80
SNOW PROS	45	111-6010-451.74-10	SNOW FOR PLAY AREA	9,352.80
				\$9,352.80

**CITY OF HUNTINGTON PARK
DEMAND REGISTER
WR 1-7-20**

Payee Name	Invoice Number	Account Number	Description	Transaction Amount
SOUTHERN CALIFORNIA EDISON	11/5-12/6/19	111-7024-421.62-10	PD FACILITIES SRVC ACCTS	4,849.64
	9/17-11/19/19	535-8016-431.62-10	VARIOUS SRVC ACCTS	13,830.86
	9/17-11/19/19	681-8030-461.62-20	VARIOUS SRVC ACCTS	9,451.05
				\$28,131.55
SOUTHERN CALIFORNIA NEWS GROUP	0011331156	111-1010-411.54-00	PUBILICATON INVITING BIDS	197.34
	0011335711	111-1010-411.54-00	PUBILICATON ORDINANCE 2019-979	221.96
				\$419.30
STANDARD GLASS & MIRROR	850	111-8024-421.43-10	PD WINDOW FILM	190.00
				\$190.00
STAR2STAR COMMUNICATIONS LLC	SUBC0003442	111-9010-419.53-10	VOIP SRVCS 12/3-1/2/20	11,000.00
				\$11,000.00
SUSAN CRUM	12/04/2019	111-1010-411.31-10	CLERK'S MILEAGE REIMBURSEMENT	9.28
	12/05/2019	111-1010-411.31-10	CLERK'S MILEAGE REIMBURSEMENT	13.45
	12/09/2019	111-1010-411.31-10	CLERK'S MILEAGE REIMBURSEMENT	13.45
				\$36.18
T2 SYSTEMS CANADA INC.	INVSTD000052939	111-8010-415.56-41	WARRANTY PAY STATIONS	22,050.00
				\$22,050.00
TOMAS PEREZ	12/2-12/3/19	111-7010-421.59-30	PD MILEAGE REIMBURSEMENT	96.28
	12/2-12/3/19	111-7010-421.59-30	PD PER DIEM REIMBURSEMENT	32.00
				\$128.28
UNDERGROUND SERVICE ALERT OF SO CAL	1120190128	221-8014-429.56-41	UNDERGOURND SRVC ALERTS	219.55
	18DSBFE186	221-8014-429.56-41	STATE FEE REGULATORY FEE	143.16
				\$362.71
UNIVERSAL PRECAST CONCRETE, INC	40285	111-6020-451.73-10	CONCRETE AFTERSCHOOL ROOM	2,056.33
				\$2,056.33
WATER REPLENISHMENT DISTRICT OF	2378-OCT 2019	681-8030-461.41-00	WATER ASSESSMENT 10/2019	87,318.95
				\$87,318.95
WEBIPLEX, INC	3228	225-7120-421.74-10	PD SOFTWARE LIC RENEWAL	5,300.00
				\$5,300.00
WEST GOVERNMENT SERVICES	841415520	111-7030-421.56-41	INVEST/ONLINE SRV 11/2019	711.21
	841511895	111-7030-421.56-41	PD LIBRARY CHARGE 11/5-12/4/19	62.52
				\$773.73
WEX BANK	62770258	741-8060-431.62-30	PD FUEL PURCHASE	764.34
				\$764.34
				\$1,078,562.16

CITY OF HUNTINGTON PARK

City Council Meeting Agenda Tuesday, January 7, 2020

REGULAR AGENDA

COUNCIL

- 3. Consideration and Possible Approval of Memorandum of Understanding (MOU) Between the City of Huntington Park and the Huntington Park Police Officers Association (POA)**

DISCUSSION AND/OR ACTION OF ITEM UNDER CONSIDERATION:

1. The City Council shall review and consider approval of the Memorandum of Understanding (MOU) between the City of Huntington Park and the Huntington Park Police Officer Association in substantially the form as presented to the City Council. If the City Council approves the MOU in substantially the form provided;
2. The City Council also provides the authority to the City Manager to finalize the MOU and the Mayor is authorized to execute the agreement once all terms are finalized.



CITY OF HUNTINGTON PARK

Community Development
City Council Agenda Report

January 7, 2020

Honorable Mayor and Members of the City Council
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

CONSIDERATION AND APPROVAL OF ORDINANCE AND URGENCY ORDINANCE ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL AND EXISTING BUILDING CODES WITH LOS ANGELES COUNTY AMENDMENTS, THE LOS ANGELES COUNTY GREEN BUILDING STANDARDS, AND THE LOS ANGELES COUNTY FIRE CODE

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Conduct a public hearing;
2. Take public comment;
3. Waive first reading, and introduce Ordinance No. 2020-981, Adopting by reference and amend the 2019 California Building, Residential, Electrical, Mechanical, Plumbing Code and Existing Building Codes with Los Angeles County Amendments, the Los Angeles County Green Building Standards, and the Los Angeles County Fire Code;
4. Set a Public Hearing for consideration, waive second reading and adopt said Ordinance for the January 21, 2019, City Council Meeting; and
5. Waive further reading and adopt Urgency Ordinance No. 2020-982, Adopting by reference and amending the 2019 California Building, Residential, Electrical, Mechanical, Plumbing Code and Existing Building Codes with Los Angeles County Amendments, the Los Angeles County Green Building Standards, and the Los Angeles County Fire Code

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

It is recommended that the City Council adopt an urgency ordinance by reference of the State of California 2019 Building Construction Codes, with Los Angeles County Amendments, the Los Angeles County Green Code, and the Los Angeles County Fire Code in order to help preserve the public peace, health, safety and welfare of the City of Huntington Park.

CONSIDERATION AND APPROVAL OF ORDINANCE AND URGENCY ORDINANCE ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL AND EXISTING BUILDING CODES WITH LOS ANGELES COUNTY AMENDMENTS

January 7, 2020

Page 2 of 6

State law requires a public hearing to be conducted and a 30-day waiting period prior to an ordinance becoming effective but an urgency ordinance may become effective immediately without such requirement. If the City has not adopted its own Construction codes by January 1, 2020, the state Construction codes will automatically become the governing codes for the City of Huntington Park without the necessary amendments and will result in a gap in the implementation of the more stringent Code of regulations due to the City of Huntington Park's unique climatic, geological and topographical characteristics.

It is also recommended that the regular ordinance also be adopted, as a good practice measure, in case the urgency ordinance is challenged for any reason.

Background

The Model Codes for Building, Residential, Electrical, Mechanical, Plumbing and Existing Building Codes are periodically published in new and updated editions. The California Building Standards Commission ('CBSC') adopts and amends each of these Codes to create California Title 24, which, in addition to other Parts, also includes the California Energy Code (Part 6), the California Historical Building Code (Part 8), and the California Green Building Standards Code (Part 11).

The 2019 California Construction Codes (California Code of Regulations, Title 24) were published on July 1, 2019 and will become effective on January 1, 2020.

The various parts of Title 24 are published by the following three (3) entities:

1. International Code Council (ICC) publishes Parts 1, 2 (includes 8 and 10), 2.5, 6, 9, 11 and 12 of Title 24, the Administrative, Building with Historical and Existing Buildings, Residential, Energy, Fire, Green and Referenced Standards Codes respectively.
2. International Association of Plumbing and Mechanical Officials (IAPMO) publishes Parts 4 and 5 of Title 24, the California Mechanical and Plumbing Codes.
3. BNI Building News publishes Part 3 of Title 24, the California Electrical Code.

Title 24, also known as the California Building Standards Code, is a compilation of three (3) types of building criteria from three (3) different origins:

1. Building standards that have been adopted by state agencies without change from building standards contained in national model codes;

**CONSIDERATION AND APPROVAL OF ORDINANCE AND URGENCY ORDINANCE
ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING, RESIDENTIAL,
ELECTRICAL, PLUMBING, MECHANICAL AND EXISTING BUILDING CODES WITH
LOS ANGELES COUNTY AMENDMENTS**

January 7, 2020

Page 3 of 6

2. Building standards that have been adopted and adapted from the national model code standards to meet California conditions; and
3. Building standards, authorized by the California legislature, that constitute extensive additions not covered by the model codes that have been adopted to address particular California concerns.

Starting in 1989, CBSC has published updated editions of Title 24 that apply to all occupancies in California except for modifications adopted by state agencies and local governing bodies.

While state law requires local governments to enforce California Title 24, the law allows local governments to enact local amendments to Title 24, but only where these amendments are based on local climatic, geological, or topographical conditions. When a city, county, or city and county enacts local amendments, a copy of the local amendment along with an express finding that such amendments are reasonably necessary because of local climatic, geological, or topographical conditions, must be filed with the California Building Standards Commission.

While jurisdictions can establish their own administration of the codes, jurisdictions are only allowed to amend the technical requirements of the State Codes based on local climatic, topographical, or geological conditions, and only if the requirement is more restrictive than the current State Code. Findings must be made for each amendment to the State Codes, and a copy of these findings must be filed with the Building Standards Commission.

No local amendment is enforceable unless filed with the California Building Standards Commission.

Los Angeles County, on November 26, 2019, a public hearing to adopt and amend the 2020 California Codes was passed creating the 2020 Los Angeles County Codes. Consistent with past practice, staff is recommending that the City repeal the 2017 Los Angeles County Building Codes and adopt the 2019 California Building Codes with Los Angeles County Code Amendments and the Los Angeles County Fire Codes (Title 32).

The major benefits realized by adopting the California Building Codes with Los Angeles County Codes Amendments, the Los Angeles County Green Building Code, and the Los Angeles County Fire Codes are:

1. The County Codes are common and well known to contractors.
2. The County Codes contain well-reasoned local amendments that are supported by findings and which are consistently applied through the County of Los Angeles.

CONSIDERATION AND APPROVAL OF ORDINANCE AND URGENCY ORDINANCE ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL AND EXISTING BUILDING CODES WITH LOS ANGELES COUNTY AMENDMENTS

January 7, 2020

Page 4 of 6

3. The County Codes are virtually identical to the Codes adopted by the City of Los Angeles and many other Cities.
4. The County Codes are readily available for purchase by architects, engineers, and contractors.
5. Users can purchase the amendments to the California Codes direct from ICC (the publisher of the California Building Code), and insert those sheets directly into the California Codes, making it much easier for users to understand the context and to achieve compliance.
6. Because of the wide spread use, the County Codes are close to being a standard. Many of the architects and general contractors the City does business with have already purchased the County amendments to the California Codes because they work in areas where the County Codes are enforced.
7. A challenge to an amendment is unlikely because the challenge would actually be against the County of Los Angeles and all of its resources.
8. Far less language must be codified into the Municipal Code, thereby reducing the City's codifying costs.
9. The County administrative provisions (as modified by the City) are already consistent with the County Plan Check and Permit Fee Schedule which has also been adopted by the City.

New City Specific Code Administration

The text and substance of the proposed administrative sections of the Code remain virtually the same as the current municipal code, but are adopted in a completely different manner this code cycle. Historically, the City has adopted the County administration of the current County Codes by reference, and then modified the administrative language each adoption cycle to fit the specific needs of the City. This is a process that results in a consistent administration, but is very time intensive during the code adoption process.

Since the City's administrative requirements rarely require modification, a different approach was used for this code adoption cycle. Rather than adopting and amending the County administration, this Ordinance creates a City specific administration for permanent codification into the City's Municipal Code. From this point on, only the technical portions of future codes will be adopted. In the event that the City needs to modify an administrative requirement, the City can simply amend its own Municipal Code without regard to the existing County administrative language.

This approach created a lengthy Building Code Ordinance for this code cycle simplifying the ordinances for Residential, Plumbing, Mechanical, Electrical and Existing Building Code, future code adoption ordinances will be much, much shorter because only the technical requirements of the future codes will need to be adopted rather than the whole code including administration with City modifications.

**CONSIDERATION AND APPROVAL OF ORDINANCE AND URGENCY ORDINANCE
ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING, RESIDENTIAL,
ELECTRICAL, PLUMBING, MECHANICAL AND EXISTING BUILDING CODES WITH
LOS ANGELES COUNTY AMENDMENTS**

January 7, 2020

Page 5 of 6

Ordinance and Urgency Ordinance

It is recommended that the City Council adopt two identical ordinances adopting the 2019 California Building Code with Los Angeles County Codes Amendments.

The first ordinance which was introduced today and set for the next Council Meeting for a 2nd reading and Public Hearing, if adopted, will take effect thirty days after adoption.

The second ordinance, which is the urgency ordinance, adopting the same Los Angeles County Codes, will take effect on January 1, 2020.

FISCAL IMPACT

There is no fiscal impact associated with adoption of this ordinance.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The California Codes will take effect on January 1, 2020 regardless of City amendments unless an ordinance to adopt and amend them is enacted by January 1, 2020. This will ensure City amendments are enforceable.

ENVIRONMENTAL REVIEW

These ordinances are exempt from the California Environmental Quality Act (CEQA) under CEQA Guideline 15061(b)(3) in that it does not have a potential for causing a significant effect on environment.

CONCLUSION

Upon City Council approval staff will proceed with the recommended actions.

Respectfully submitted,

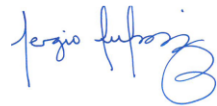
A handwritten signature in blue ink, appearing to read 'Ricardo Reyes', with a stylized flourish at the end.

RICARDO REYES
City Manager

**CONSIDERATION AND APPROVAL OF ORDINANCE AND URGENCY ORDINANCE
ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING, RESIDENTIAL,
ELECTRICAL, PLUMBING, MECHANICAL AND EXISTING BUILDING CODES WITH
LOS ANGELES COUNTY AMENDMENTS**

January 7, 2020

Page 6 of 6



SERGIO INFANZON

Community Development Department

ATTACHMENT(S)

- A. Proposed Ordinance No. 2020-981, adopting by reference and amend the 2020 California Building, Residential, Electrical, Plumbing, Mechanical and Existing Building Codes with Los Angeles County Amendments and the Los Angeles County Fire Code.
- B. Proposed Urgency Ordinance No. 2020-982, adopting by reference and amend the 2020 California Building, Residential, Electrical, Plumbing, Mechanical and Existing Building Codes with Los Angeles County Amendments and the Los Angeles County Fire Code.
- C. Findings and Los Angeles County Ordinance adopting and amending the 2019 California Codes and creating the 2020 Los Angeles County Codes, due to volume of the LACO Ordinance, one copy filed with the Office of City Clerk for review and can be viewed at the following links:

Building Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108564.pdf>

Residential Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108600.pdf>

Electrical Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108567.pdf>

Plumbing Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108597.pdf>

Mechanical Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108599.pdf>

Existing Building Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108603.pdf>

California Codes can be viewed at <http://www.bsc.ca.gov/codes.aspx>

ATTACHMENT “A”

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SECTION 2: The purpose of this ordinance is to amend the Huntington Park Municipal Code by adopting by reference, and amending where necessary, that certain ordinances of the County of Los Angeles Codes, 2019 California Building, Residential, Electrical, Mechanical, Plumbing, Existing Building, Green Building Standards, and the Fire Code which adopt by reference California Code California Building, Residential, Electrical, Mechanical, Plumbing, and Existing Building Codes (Title 24, Parts 2, 2.5, 3, 4, 5, and 10) and which make amendments, additions and deletions thereto. Therefore, the Huntington Park Municipal Code is hereby amended by repealing therefrom the Chapters 1, 1A, 1B, 5, 10, 11 of Title 8 and replacing it with new Chapters 1, 4, 5, 7, 10 and 11 in lieu thereof, to read as follows:

**TITLE 8
BUILDING REGULATIONS
CHAPTER 1
BUILDING CODE**

8-1.01 BUILDING CODE ADMINISTRATION

SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Title 8 Building Regulations, Chapter 1 of the City of Huntington Park Municipal Code shall be known as the Building Code of the City of Huntington Park, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”

101.2 Purpose and Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.

This Code shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.

This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

101.3 Scope and Applicability. The provisions of this Code shall apply to the erection, construction, enlargement, alteration, installation, reconstruction, repair, movement, improvement, connection, conversion, demolition, use and occupancy of any building, structure or premises, or portion thereof, and grading within the City.

The provisions of this Code shall not apply to work located primarily in a public way other than pedestrian protection structures required by Chapter 33; public utility towers and poles; equipment not specifically regulated in this Code; hydraulic flood control structures; work exempted by Section 107.2; or minor work of negligible hazard to life specifically exempted by the building official. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Section 109 and Existing Building Code of the City of Huntington Park.

Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the Residential Code as amended and adopted by the City of Huntington Park.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and referenced codes and standards, the provisions of this Code shall apply.

The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law.

In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

102 - UNSAFE BUILDINGS

102.1 Definition. All buildings or structures which are structurally unsound or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health, or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage, lacking an approved water supply, hazardous electrical, unsafe gas piping or appliances or abandonment as specified in this Code or any other effective ordinance, are, for the purpose of this Chapter, unsafe buildings. Whenever the Building Official determines by inspection that a building or structure, whether structurally damaged

1 or not, is dangerous to human life by reason of being located in an area which is
2 unsafe due to hazard from landslide, settlement, or slippage or any other cause,
3 such building shall, for the purpose of this Chapter, be considered an unsafe
4 building.

5 No person shall own, use, occupy or maintain any unsafe building.

6 All unsafe buildings are hereby declared to be public nuisances. In addition to
7 instituting any appropriate action to prevent, restrain or correct a violation of this
8 section, the Building Official may abate an unsafe condition or order that the
9 unsafe condition be secured, repaired, rehabilitated, demolished or removed as
10 deemed necessary by the Building Official in accordance with the procedure
11 specified in this Code.

12 As used in this Chapter "party concerned" means the person, if any, in real or
13 apparent charge and control of the premises involved, the record owner, the holder
14 of any mortgage, trust deed or other lien or encumbrance of record, the owner or
15 holder of any lease of record, the record holder of any other estate or interest in or
16 to the building or structure or the land upon which it is located.

17 **102.2 Notice of Unsafe Building.** The Building Official shall examine or cause
18 to be examined every building or structure or portion thereof reported as dangerous
19 or damaged and, if, in the Building Official's opinion, such is found to be an unsafe
20 building as defined in this Chapter, the Building Official shall give to the party
21 concerned written notice stating the defects thereof. This notice may require the
22 owner or person in charge of the building or premises to;

- 23 1. Immediately remove, backfill, shore up or secure such unsafe condition,
24 and/or
- 25 2. Within 48 hours, apply for required permit(s) and commence either the
26 required repairs or improvements or demolition and removal of the
27 building or structure or portions thereof.

28 All such work shall be completed within 90 days from date of notice, unless
otherwise stipulated by the Building Official. If necessary, such notice shall also
require the building, structure, or portion thereof to be vacated forthwith and not
reoccupied until the required repairs and improvements are completed, inspected
and approved by the Building Official.

Proper service of such notice shall be by personal service or by registered or
certified mail upon every party concerned. In the event the Building Official, after
reasonable effort, is unable to serve the notice as specified above, proper service
shall be by posting on the structure a copy of the notice.

The designated period within which the owner or person in charge is required to
comply with such notice shall begin as of the date the owner or person in charge
receives such notice by personal service or registered or certified mail. If such
notice is by posting, the designated period shall begin ten days following the date
of posting.

The failure of any owner or other person to receive such notice shall not affect in
any manner the validity of any proceedings taken hereunder.

1 A person notified to vacate an unsafe building by the Building Official shall vacate
2 within the time specified in the order.

3 The Building Official may record a notice of violation with the County Recorder's
4 Office that the building or structure described has been inspected and found to be
5 an unsafe building, as defined in this Chapter, and that the owner thereof has been
6 so notified. After all required work has been completed, upon request and payment
7 of required fee(s) the Building Official shall record a notice rescinding the prior
8 notice of violation with the County Recorder's Office .

9 **102.3 Posting of Signs.** The Building Official shall cause to be posted on
10 buildings required to be vacated or remain unoccupied a notice to read
11 substantially as follows: " Restricted Use" or "Unsafe – Do Not Enter or Occupy"
12 as described in Section 102.6 . All placards shall read "Building and Safety
13 Division, City of Huntington Park"

14 Such notice shall be posted at the main entrance and shall be visible to persons
15 approaching the building or structure from a street. Such notice shall remain posted
16 until the required repairs, demolition or removal are completed. Such notice shall
17 not be removed without written permission of the Building Official and no person
18 shall enter the building except for the purpose of making the required repairs or of
19 demolishing the building.

20 **102.4 Unsafe Buildings: Hearing.**

21 **102.4.1 Right of hearing.** The party concerned or the Building Official may
22 request a hearing regarding the unsafe condition of the building or structure. The
23 request by the interested party shall be made in writing to the Building Official
24 within 30 days of the date of the notice of the unsafe condition. A hearing shall be
25 requested by the Building Official prior to demolition or repair of an unsafe
26 building by the City except when such demolition or repair is done under the
27 emergency procedure set forth in this Chapter.

28 All interested parties who desire to be heard may appear before the Building Board
of Appeals to show cause why the building or structure should not be ordered
repaired, vacated and repaired, or demolished.

102.4.2 Notice of hearing. Not less than ten days prior to the hearing, the
Building Official shall serve or cause to be served either in the manner required
by law for the service of summons or by first class mail, postage prepaid, a copy
of the notice of hearing upon every party concerned.

102.4.3 Form and contents of notice. The notice of hearing shall state:

1. The street address and a legal description sufficient for identification of the premises upon which the building or structure is located.
2. The conditions because of which the Building Official believed that the building or structure is an unsafe building.
3. The date, hour and place of the hearing.

1 **102.4.4 Posting of notice.** The Building Official shall post one copy of the
2 notice of hearing in a conspicuous place on the unsafe building involved, not less
3 than ten days prior to the hearing.

4 **102.4.5 Hearing by Building Board of Appeals.** The Building Board of
5 Appeals shall hold a hearing and consider all competent evidence offered by any
6 person pertaining to the matters set forth in the report of the Building Official.
7 The Building Board of Appeals shall make written findings of fact as to whether
8 or not the building or structure is an unsafe building as defined in this Chapter.
9 When determined by the Building Official, the Building Rehabilitation Appeals
10 Board shall hold the hearing in lieu of the Building Board of Appeals.

11 **102.4.6 Order.** If the Building Board of Appeals finds that the building or
12 structure is an unsafe building, it shall make an order based on its finding that:

- 13 1. The building or structure is an unsafe building and directing that
14 repairs be made and specifying such repairs, or
- 15 2. The building or structure is an unsafe building and directing that it
16 be vacated and that specified repairs be made, or
- 17 3. The building or structure is an unsafe building and directing that it
18 shall be vacated and demolished.

19 The order shall state the time within which the work required must be commenced,
20 which shall not be less than 10 nor later than 30 days after the service of the order.
21 The order shall state a reasonable time within which the work shall be completed.
22 The Building Board of Appeals for good cause may extend the time for completion
23 in writing.

24 The order shall be served upon the same parties and in the same manner as required
25 by Section 102.4.2 for the notice of hearing. It shall also be conspicuously posted
26 on or about the building or structure.

27 **102.5 Unsafe Buildings: Demolition or Repair.**

28 **102.5.1 Work by City.** If the repairs or demolition necessary to remove the
unsafe condition as set forth in the Notice of Unsafe Building is not made within
the designated period and a hearing has not been requested by any party concerned,
the Building Official shall request that a hearing be held regarding the unsafe
condition. If the finding by the Building Board of Appeals is not complied with
within the period designated by the Board, the Building Official may then secure
or demolish such portions of the structure, or may cause such work to be done, to
the extent necessary to eliminate the hazard determined to exist by the Building
Board of Appeals.

102.5.2 Emergency procedure. Whenever any portion of a structure
constitutes an immediate hazard to life or property, and in the opinion of the
Building Official, the conditions are such that repairs, or demolition must be
undertaken within less than the designated period, the Building Official may take
necessary action, such as performing alterations, repairs, and/or demolition of the
structures, to protect life or property, or both, after giving such notice to the parties

concerned as the circumstances will permit or without any notice whatever when, in the Building Official's opinion, immediate action is necessary.

102.5.3 Costs. The costs incurred by actions taken pursuant to Sections 102.5.1 and 102.5.2 including the entire cost of the services rendered by the County, shall be a special assessment against the property upon which the structure stood. The Building Official shall notify, in writing, all parties concerned of the amount of such assessment resulting from such work. Within five days of the receipt of such notice, any such party concerned may file with the Building Official a written request for a hearing on the correctness or reasonableness, or both, of such assessment. Any party concerned who did not receive a notice pursuant to Section 102.2 and who has not had a hearing on the necessity of the demolition or repairs in such request for hearing also may ask that such necessity be reviewed. The Building Board of Appeals thereupon shall set the matter for hearing; give such party concerned notice thereof as provided in Section 102.4.2; hold such hearing and determine the reasonableness or correctness of the assessment, or both; and if requested, determine the necessity of the demolition or repairs. The Building Board of Appeals, in writing, shall notify such party concerned of its decision. If the total assessment determined as provided for in this section is not paid in full within 10 days after receipt of such notice from the Building Official or the Building Board of Appeals, as the case may be, the Building Official shall record in the office of the Department of Registrar-Recorder a statement of the total balance still due and a legal description of the property. From the date of such recording, such balance due shall be a special assessment against the parcel. The assessment shall be collected at the same time and in the same manner as ordinary City taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary City taxes. All the laws applicable to the levy, collection and enforcement of City taxes shall be applicable to such special assessment.

102.5.4 Interference Prohibited. A person shall not obstruct, impede, or interfere with the Building Official or any representative of the Building Official, or with any person who owns or holds any estate or interest in any unsafe building which has been ordered by the Building Board of Appeals to be repaired, vacated and repaired, or vacated and demolished or removed, whenever the Building Official or such owner is engaged in repairing, vacating and repairing, or demolishing any such unsafe building pursuant to this Chapter, or is performing any necessary act preliminary to or incidental to such work, or authorized or directed pursuant hereto.

102.5.5 Prosecution. In case the owner shall fail, neglect or refuse to comply with the notice to repair, rehabilitate, or to demolish and remove said building or structure or portion thereof, the Building Official shall cause the owner of the building to be prosecuted as a violator of this Code.

102.6 Posting of signs for damage assessment. The building official shall cause placard(s) to be posted on buildings upon completion of a safety assessment. All placards shall read "Building and Safety Division, City of Huntington Park"

The placards shall also indicate the condition of the structure for continued occupancy, and shall read substantially as follows:

1. “INSPECTED – Lawful Occupancy Permitted” (green placard) shall be posted on any building or structure wherein 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. “RESTRICTED USE” (yellow placard) shall be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. This placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.

3. “UNSAFE – Do Not Enter or Occupy” (red placard) shall be posted on each building or structure that has been damaged such that the continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Building Official, or his or her authorized representative. This placard is not to be used or considered as a demolition order. This placard will note in general terms the type of damage encountered.

Such notice shall be posted at the main entrance(s) and shall be visible to persons approaching the building or structure from a street. Such notice shall remain posted until the required repairs, demolition or removal are completed. Such notice shall not be removed without written permission of the Building Official and no person shall enter the building except for the purpose of making the required repairs or of demolishing the building.

103 - VIOLATIONS AND PENALTIES

103.1 Compliance with Code. It shall be unlawful for a person to erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, equip, or perform any other work on any building or structure or portion thereof, or perform any grading in the City, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

103.2 Violation. It shall be unlawful for any person to own, use, occupy or maintain any building or structure or portion thereof, in the City, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

103.3 Penalty. Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than \$1,000, (one thousand dollars) or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent

1 of any other sanctions, penalties or costs which are or may be imposed for a
2 violation of any of the provisions of this Code.

3 **103.4 Recordation of Violation.**

4 **103.4.1 General.** The Building Official may record a notice with the County
5 Recorder's Office that a property, building, or structure, or any part thereof, is in
6 violation of any provision of this Code provided that the provisions of this Section
are complied with. The remedy provided by this Section is cumulative to any other
enforcement actions permitted by this Code.

7 **103.4.2 Recordation.** If (1) the Building Official determines that any property,
8 building, or structure, or any part thereof is in violation of any provision of this
9 Code; and if (2) the Building Official gives written notice as specified below of
10 said violation; then the Building Official may have sole discretion to, at any time
11 thereafter, record with the County Recorder's Office a notice that the property
12 and/or any building or structure located thereon is in violation of this Code.
Following the recordation of the notice of violation the Building Official is not
required to conduct an inspection or review of the premises to determine the
continued existence of the cited violation. It is the responsibility of the property
owner, occupant or other similarly interested private party to comply with the
above provisions.

13 **103.4.3 Notice.** The written notice given pursuant to this Section shall indicate:

- 14 1. The nature of the violation(s); and
15 2. That if the violation is not remedied to the satisfaction of the Building
16 Official, the Building Official may, at any time thereafter, record with the County
17 Recorder's Office a notice that the property and/or any building or structure located
18 thereon is in violation of this Code. The notice shall be posted on the property and
shall be mailed to the owner of the property as indicated on the last equalized
County Assessment roll. The mailed notice may be by registered, certified, or first-
class mail.

19 **103.4.4 Rescission.** Any person who desires to have recorded a notice
20 rescinding the notice of violation must first obtain the necessary approvals and
21 permit(s) to correct the violation. Once the Building Official determines that the
22 work covered by such permit(s) has been satisfactorily completed, the Building
Official may record a notice rescinding the prior notice of violation.

23 **Section 103.5 Costs.** Any person who violates any provision of this Code shall be
24 responsible for the costs of any and all Code enforcement actions taken by the
25 Building Official in response to such violations. These costs shall be based on the
amounts specified in Section 115.

26 **103.6 Work Without Permit.** Whenever any work has been commenced without
27 a permit as required by the provisions of this Code, a special investigation shall be
28 made prior to the issuance of the permit. An investigation fee specified as per
Section 115 shall be collected for each permit so investigated.

Exception: When the building official has determined that the owner-builder of a one- or two-family dwelling, accessory building or accessory structure had no knowledge that a permit was necessary and had not previously applied for a permit from the Building Division of the City of Huntington Park the investigation fee shall be specified as per the Section 115.

The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

For additional provisions applicable to grading, see Appendix J.

103.7 Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

For additional provisions applicable to grading, see Appendix J.

104 - ORGANIZATION AND ENFORCEMENT

104.1 Building Division. There is hereby established a division in the City Development Services Department to be known and designated as the Building Division.

104.2.1 General. The building official is hereby authorized and directed to enforce all the provisions of this Code, including the Electrical Code, the Plumbing Code, Mechanical Code, Residential Code, Energy Code, Existing Building Code and Green Building Standards, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

The building official shall classify every building or portion thereof into one of the occupancies set forth in Chapter 3 of this Code according to its use or the character of its occupancy.

The Building Official shall also classify every building into one of the types of construction set forth in Chapter 6 of this Code.

104.2.1.1 The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

104.2.2 Deputies. With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

104.2.3 Right of entry.

104.2.3.1 Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code or other applicable law, or whenever the Building Official or an authorized representative has reasonable cause to believe that there exists in any building, structure, or grading, or upon any premises any condition which makes such building, structure, or grading, or premises hazardous, unsafe, or dangerous for any reason specified in this Code or other similar law, the Building Official or an authorized representative hereby is authorized to enter such property at any reasonable time and to inspect the same and perform any duty imposed upon the Building Official by this Code or other applicable law; provided that (i) if such property is occupied, then the Building Official shall first present proper credentials to the occupant and request entry explaining the reasons therefor; and (ii) if such property is unoccupied, then the Building Official shall first make a reasonable effort to locate the owner or other persons having charge or control of the property and request entry, explaining the reasons therefor.

If such entry cannot be obtained because the owner or other person having charge or control of the property cannot be found after due diligence or if entry is refused, then the Building Official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the property.

104.2.3.2 Notwithstanding the foregoing, if the Building Official or an authorized representative has reasonable cause to believe that the building or grading or premises is so hazardous, unsafe, or dangerous as to require immediate inspection to safeguard the public health or safety, the Building Official shall have the right to immediately enter and inspect such property, and may use any reasonable means required to effect such entry and make such inspection, whether such property is occupied or unoccupied and whether or not permission to inspect has been obtained. If the property be occupied, the Building Official shall first present credentials to the occupant and demand entry, explaining the reasons therefor and the purpose of the inspection.

104.2.3.3 "Authorized representative" shall include the officers named in section 104.2.2 and their authorized inspection personnel.

1 **104.2.3.4** No person shall fail or refuse, after proper demand has been made upon
2 such person as provided in this subsection, to promptly permit the Building
3 Official or an authorized representative to make any inspection provided for by
4 Subsection 104.2.3.2. Any person violating Section 104.2.3 shall be guilty of a
5 misdemeanor.

6 **104.2.4 Stop orders.** Whenever any building or grading work is being done
7 contrary to the provisions of this Code, or other pertinent laws or ordinances
8 implemented through the enforcement of this Code, the Building Official may
9 order the work stopped by notice in writing served on any persons engaged in the
10 doing or causing such work to be done, and any such persons shall forthwith stop
11 such work until authorized by the Building Official to proceed with the work.

12 **104.2.5 Occupancy violations.** Whenever any structure or portion thereof is
13 being used contrary to the provisions of this Code, or other pertinent laws or
14 ordinances, or whenever any structure or portion thereof which was built contrary
15 to the provisions of this Code or other pertinent laws or ordinances, is being used
16 or occupied, the Building Official may order such use discontinued and the
17 structure, or portion thereof, vacated by notice served on any person causing such
18 use to be continued. Such person shall discontinue the use within 10 days after
19 receipt of such notice to make the structure, or portion thereof, comply with the
20 requirements of this Code, provided, however, that in the event of an unsafe
21 building Section 102 shall apply.

22 **104.2.6 Liability.** The liability and indemnification of the Building Official and
23 any subordinates are governed by the provisions of Division 3.6 of Title 1 of the
24 Government Code.

25 **104.2.7 Modifications.** Whenever there are practical difficulties involved in
26 carrying out the provisions of this Code, the building official may grant
27 modifications, on a case-by-case basis, provided the building official shall first
28 find that a special individual reason makes the strict letter of this Code, relevant
laws, ordinances, rules and regulations impractical and that the modification is in
conformity with the spirit and purpose of this Code, relevant laws, ordinances,
rules and regulations, and that such modification does not lessen any fire
protection or other life safety-related requirements or any degree of structural
integrity. The details of any action granting modifications shall be recorded and
entered in the files of the City.

A written application for the granting of such modifications shall be submitted
together with a filing fee established by separate fee resolution or ordinance.

For additional provisions, applicable to grading, see Appendix J.

104.2.8 Alternate materials, design and methods of construction. The
provisions of this Code, relevant laws, ordinances, rules and regulations are not
intended to prevent the use of any material, appliances, installation, device,

arrangement, method, design or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.

The building official may approve on a case-by-case basis any such alternate, provided that he or she finds that the proposed design is satisfactory and complies with the provisions of this Code and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance and other life-safety factors, durability, planning and design, energy, material resource efficiency and conservation, environmental air quality, performance, water and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

A written application for use of an alternate material, design or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

For additional provisions, applicable to grading, see Appendix J.

104.2.9 Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code or evidence that any material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the Building Official may require tests as proof of compliance to be made at the expense of the owner or the owner's agent by an approved agency.

Test methods shall be as specified by this Code for the material in question. If there are no appropriate test methods specified in this Code, the Building Official shall determine the test procedure.

Reports of such test shall be retained by the Building Official in accordance with the City's guidelines for the retention of public records.

104.2.10 Cooperation of other officials. The Building Official may request, and shall receive so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.

104.2.11 Demolition. Whenever the term "demolition" or "demolish" is used in this Code it shall include the removal of the resulting debris from such demolition the proper abandonment of any sewer or sewage disposal system when applicable, and the protection or filling of excavations exposed by such demolition as may be required by this Code or other ordinances or laws.

104.2.12 Service. Whenever in this Code a notice is required to be served by personal service or by registered or certified mail, it shall be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party as shown on the official record and on the record of the County Assessor. When an address is not so listed or

1 contact cannot be made at the listed address, the service shall be by posting on the
2 structure a copy of the notice.

3 **104.2.13 Amendments to Ordinances.**

4 Whenever any reference is made to any other ordinance such reference shall be
deemed to include all future amendments thereto.

5 **104.2.14 Validity.** If any section, subsection, sentence, clause or phrase of this
6 ordinance is, for any reason, held to be invalid, such decision shall not affect the
7 validity of the remaining portions of this ordinance. The City Council hereby
8 declares that it would have passed this ordinance, and each section, subsection,
clause or phrase thereof, irrespective of the fact that any one or more sections,
subsections, sentences, clauses and phrases be declared invalid.

9 **104.3 Definitions.** In additions to the definitions specified in Chapter 2 of this
10 Code, the following certain terms, phrases, words and their derivatives shall be
11 construed as specified in this section. Terms, phrases and words used in the
masculine gender include the feminine and the feminine the masculine.

12 In the event of conflicts between these definitions and definitions that appear
13 elsewhere in this Code, these definitions shall govern and be applicable.

14 **BOARD OF SUPERVISORS** shall mean the City of Huntington Park City
Council.

15 **BUILDING CODE** shall mean the Los Angeles County Code Title 26 as adopted
16 and amended by the City of Huntington Park.

17 **BUILDING DIVISION or BUILDING DEPARTMENT** shall mean the
18 Building Division of the City of Huntington Park.

19 **BUILDING OFFICIAL** shall mean the Building Official of the Building and
20 Safety Division or other designated authority charged with the administration and
enforcement of this Code, or his/her's duly authorized representative.

21 **BUILDING REHABILITATION APPEALS BOARD** shall mean the City of
22 Huntington Park City Council.

23 **CALGREEN** see Green Building Standards Code definition.

24 **COUNTY** may mean City of Huntington Park or Los Angeles County depending
25 on the context.

26 **DEMOLITION** Whenever the term *demolition* or *demolish* is used in this Code,
27 it shall include the removal of the resulting debris from such demolition and the
28 protection or filling of excavations exposed by such demolition as may be required
by this Code, relevant laws, ordinances, rules and/or regulations.

ELECTRICAL CODE shall mean the Los Angeles County Code Title 27 as adopted and amended by the City of Huntington Park.

ENERGY CODE shall mean California Code of Regulations Title 24, Part 6.

EXISTING BUILDING CODE shall mean the Los Angeles County Code Title 33 as adopted and amended by the City of Huntington Park.

FACTORY-BUILT STRUCTURE shall mean buildings or structures that meet all of the following criteria:

(1) fabrication on an off-site location under the inspection of the State, for which the State inspection agency has attested to compliance with the applicable State laws and regulations by the issuance of an insignia;

(2) the bearing of the State insignia and that have not been modified since fabrication in a manner that would void the State approval; and for which the City has been relieved by statute of the responsibility for the enforcement of laws and regulations of the State of California or the City.

FIRE CODE shall mean the California Code of Regulations Title 24, Part 9, as adopted and amended by the County of Los Angeles Fire Department.

GREEN BUILDING STANDARDS CODE shall mean California Code of Regulations Title 24, Part 11.

HEALTH CODE or LOS ANGELES COUNTY HEALTH CODE shall mean the County of Los Angeles Health Department.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT shall mean either the City of Huntington Park Public Works Department or the Los Angeles County Flood Control District.

MECHANICAL CODE shall mean the Los Angeles County Code Title 29 as adopted and amended by the City of Huntington Park.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT shall mean a permit issued as required by the Federal Clean Water Act in order to protect receiving waters. The NPDES permit requires controls to reduce the discharge of pollutants into storm drains, channels or natural watercourses.

NONINSPECTED WORK shall mean any erection, construction, enlargement, alteration, repair, movement, improvement, removal, connection, conversion, demolition or equipping for which a permit was first obtained, pursuant to Section 107, but which has progressed beyond the point indicated in successive inspections, including but not limited to inspections set forth in Section 117, without first obtaining inspection by and approval of the building official.

PLUMBING CODE shall mean the Los Angeles County Code Title 28 as adopted and amended by the City of Huntington Park.

RESIDENTIAL BUILDING CODE shall mean the Los Angeles County Code Title 30 as adopted and amended by the City of Huntington Park.

ROAD COMMISSIONER shall mean the City Engineer.

UNINCORPORATED PORTION OF THE COUNTY OF LOS ANGELES shall mean the City of Huntington Park.

UNPERMITTED STRUCTURE shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required approval(s) and permit(s) having first been obtained from the building official.

SECTION 105 APPEALS BOARDS

105.1 Technical Interpretations Appeals Board. When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 calendar days from the date of the action being appealed.

The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to building construction. One member shall be a practicing architect, one a competent builder, one a lawyer and two shall be civil or structural engineers, each of whom shall have had at least ten years experience as an architect, builder, lawyer or structural designer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

105.2 Accessibility Appeals Board. In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also

known as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of the California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

105.3 Limitations of Authority. Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, other than Section 102, nor shall the board be empowered to waive requirements of this Code.

105.4 Appeals Board Fees. A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section. All requests to appeal determinations, orders or actions of the building official or to seek modifications of previous orders of the appeals boards shall be presented in writing.

SECTION 106 BUILDING PLAN REQUIREMENTS

106.1 General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans, and when deemed necessary by the building official, calculations, geological or engineering reports and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer or architect licensed or registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a building permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

When authorized by the building official, complete plans and calculations need not be submitted for the following work when information sufficient to clearly define the nature and scope of the work are submitted for review:

1. One-story buildings of Type V conventional wood-stud construction with an area not exceeding 600 square feet;
2. Work deemed by the building official as minor, small and/or unimportant work.

Where applicable, submittals shall include special inspection requirements and structural observation requirements as required by Chapter 17.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a civil engineer, structural engineer, mechanical engineer, electrical engineer, soils engineer or architect registered or certified to practice in the State of California when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

For buildings exceeding 160 feet (48.77 m) in height, the structural calculations and each sheet of structural plans shall be prepared under the supervision of and shall bear the signature or approved stamp of a person authorized by the State of California to use the title structural engineer. In addition, all architectural sheets shall bear the signature or approved stamp of an architect licensed by the State of California.

All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the plan review requirements of this section.

For additional provisions applicable to grading, see Appendix J.

106.2 Architect or Engineer of Record. When it is required that documents be prepared by an architect or engineer, the building official may require the owner to designate on the permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The building official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

106.3 Information Required on Building Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official, shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction 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 the street address of the proposed work and the name, address and telephone number of the owner(s) and all persons who were involved in the design and preparation of the plans.

Plans shall include a plot plan showing the location of the proposed building and of every existing building on the premises. In lieu of specific details, the building official may approve references on the plans to a specific section or part of this Code, relevant laws, ordinances, rules and/or regulations.

Computations, stress diagrams and other data sufficient to show the correctness of the plans shall be submitted when required by the Building Official.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the following information:

1. The building Type of Construction;
2. Whether fire sprinklers are installed in all or any portion of the building;
3. Existing building areas and areas of all additions;
4. The number of stories of the building;
5. The use of all new and existing rooms and/or areas;
6. The Occupancy Classifications of each occupancy;
7. The Code in effect on the date of plan check submittal.

The plans shall show all mitigation measures required under the National Pollution Discharge Elimination System (NPDES) permit issued to the City. For the application of NPDES permit requirements as they apply to grading plans and permits, see Appendix J of this code.

For additional provisions, applicable to grading, see Appendix J.

106.4 Drainage Review Requirement. Where proposed construction will affect site drainage, existing and proposed drainage patterns shall be shown on the plot plan.

A site inspection may be required prior to plan check of building plans for lots or parcels in areas having slopes of five horizontal to one vertical (5: 1) or steeper when the building official finds that a visual inspection of the site is necessary to establish drainage requirements for the protection of property, existing buildings or the proposed construction. The fee for such inspection shall be as set forth by ordinance or resolution. Such a preinspection shall not be required for a building pad graded under the provisions of Appendix J.

For additional provisions, applicable to grading, see Appendix J.

106.5 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have prior approval of the building official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.

1 Submittal documents for deferred submittal items shall be submitted to the
2 architect or engineer of record who shall review them and forward them to the
3 building official with a notation indicating that the deferred submittal documents
4 have been reviewed and that they have been found to be in general conformance
5 with the design of the building. The deferred submittal items shall not be installed
6 until their design and submittal documents have been approved by the building
7 official.

8 **106.6 Standard Plans.** The building official may approve a set of plans for a
9 building or structure as a "standard plan," provided that the applicant has made
10 proper application and submitted complete sets of plans as required by this section.

11 Plans shall reflect laws and ordinances in effect at the time a permit is issued
12 except as provided in this section. Nothing in this section shall prohibit modifying
13 the permit set of plans to reflect changes in laws and ordinances that have become
14 effective since the approval of the standard plan. The standard plans shall become
15 null and void where the work required by such changes exceeds five percent of the
16 value of the building or structure.

17 Standard plans shall be valid for a period of one year from the date of approval.
18 This period may be extended by the building official when there is evidence that
19 the plans may be used again and the plans show compliance with this Code,
20 relevant laws, ordinances, rules and regulations.

21 **106.7 Expiration of Plan Check Applications.** Plan check applications for which
22 no permit is issued within one year following the date of application shall expire
23 by limitation and become null and void. Plans and calculations previously
24 submitted may thereafter be returned to the applicant or destroyed by the building
25 official.

26 When requested in writing by the applicant and prior the effective date of a more
27 current code, the Building Official within their discretion may grant extension(s)
28 not exceeding 1 year provided;

- 1- Circumstances beyond the control of the applicant have prevented action
from being taken;
- 2- An extension fee is paid as determined by the Building Official, not to
exceed 25 percent of the plan check fee.

Once an application and any extension thereof has expired, the applicant shall
resubmit plans and calculations and pay a new application fee.

106.8 Retention of Plans. One set of approved plans, calculations and reports
shall be retained by the building official. Except as required by Section 19850 of
the Health and Safety Code, the building official shall retain such set of the
approved plans, calculations and reports for a period of not less than 90 days from
date of completion of the work covered therein.

SECTION 107 BUILDING PERMIT REQUIREMENTS

107.1 Building Permit Required. No person shall erect, construct, enlarge, alter,
repair, move, improve, remove, connect, convert, demolish, or equip any building,

1 structure, or portion thereof, perform any grading, or cause the same to be done,
2 without first obtaining a separate permit for each such building, structure or
grading from the building official.

3 The issuance of a permit without first requiring a plan review shall not prevent the
4 building official from requesting plans deemed necessary to verify that the work
5 performed under said permit complies with this Code and all relevant laws,
ordinances, rules and regulations.

6 No person shall install, alter, repair, move, improve, remove, connect any
7 automatic fire-protection system regulated by this Code, or cause the same to be
8 done, without first obtaining a separate permit for each such building or structure
from the building official.

9 All structures and devices installed for the protection of pedestrians, regardless of
10 location, are subject to the permit requirements of this section.

11 For additional provisions, applicable to grading, see Appendix J.

12 **107.2 Work Exempted.** A building permit shall not be required for the following:

13 Exemption from permit requirements of this Code shall not be deemed to grant
14 authorization for any work to be done in any manner in violation of the provisions
of this Code or any other laws or ordinances.

15 Unless otherwise exempted by the City of Huntington Park Plumbing, Electrical
16 or Mechanical Codes, separate plumbing, electrical and mechanical permits will
17 be required for the below-exempted items.

18 A building permit shall not be required for the following:

- 19 1. Work not regulated by the Building Code, except where deemed necessary
20 by the building official to enforce other Federal and/or State Laws, State disabled
21 access requirements, or to enforce City ordinances or policies.
- 22 2. Painting; wallpapering; installing carpet, vinyl, tile and similar floor
23 coverings and repairing broken window glass not required by the Building Code
24 to be safety or security glazing.
- 25 3. Repairing broken window glass not required by the Building Code to be
26 safety or security glazing.
- 27 4. One-story detached accessory buildings used as tool and storage sheds,
28 playhouses, shade structures, and similar uses, provided the gross floor area does
not exceed 120 square feet, the height does not exceed 12 feet and the maximum
roof projection does not exceed 24 inches.
5. Retaining walls that retain not more than 4 feet (1219 mm) in height
measured from the bottom of the footing to the top of the wall, unless supporting
a surcharge or impounding a Class I, II, or III-A liquids.
6. Ground-mounted radio and television antenna towers that do not exceed
45 feet in height and ground-supported dish antennas not exceeding 15 feet in
height above finished grade in any position.

7. Light standards that do not exceed 30 feet in height.
8. Flagpoles not erected upon a building and not more than 15 feet high.
9. A tree house provided that:
 - 9.1 The tree house does not exceed 64 square feet in area or 8 feet in height from floor to roof.
 - 9.2 The ceiling height as established by door height or plate line does not exceed 6 feet.
10. Canopies or awnings, completely supported by the exterior wall, attached to a Group R-3 or U Occupancy and extending not more than 54 inches from the exterior wall of the building.
11. Sheds, office or storage buildings, and other structures that are less than 1,500 square feet and incidental to work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
12. Decks, walks and driveways not more than 30 inches above grade and not over any basement or story below and that are not part of an accessible route.
13. Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are fewer than 18 inches deep, do not exceed 5,000 gallons (18,927 L), and are installed entirely above adjacent grade.
14. Playground equipment.
15. Membrane structures not regulated by California Title 19, not exceeding 250 square feet in area, used exclusively for residential recreational purposes or as a cover for vehicles, and located in accordance with other City ordinances.
16. Steel tanks supported on a foundation not more than 2 feet (610 mm) above grade when the height does not exceed 1½ times the diameter.
17. Gantry cranes and similar equipment.
18. Bridges not involving buildings.
19. Motion picture, television and theater stage sets and scenery, except when used as a building.
20. Oil derricks.
21. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

For additional provisions, applicable to grading, see Appendix J.

107.3 Application for Permit. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the City for that purpose. Each such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and locate the proposed building or work.
3. For building plans, show the use and occupancy of all parts of the building.
4. Be accompanied by plans and calculations as required in Section 106.
5. State the valuation of the proposed work or, for grading, the volume of earth to be handled.

6. Give such other information as reasonably may be required by the building official.

107.4 Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

1. The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
2. The fees specified by resolution or ordinance have been paid.
3. The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the currently adopted Codes in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and calculations for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Code. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure will be granted.

For additional provisions, applicable to grading, see Appendix J.

107.5 Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

For additional provisions, applicable to grading, see Appendix J.

107.6 Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required building inspection approval by the building official or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained. For the purposes of this paragraph, "required building inspection" shall mean those inspections listed in Section 117.4.2, and those inspections specifically identified on the Job Record issued with the building permit. No partial inspection shall meet the definition of "required building inspection."

Supplementary permits for electrical, grading, mechanical, plumbing, and reroof shall not expire so long as the associated building permit remains active. No electrical, grading, mechanical, plumbing or reroof inspection shall satisfy the requirement to have a required building inspection as defined in this Section.

Where a new building permit is issued to complete work previously started under an expired permit, a permit fee and or plan review fee shall be collected in an amount determined by the Building Official, not to exceed 25 percent of the permit fee provided;

- 1) Applicant request in writing prior the effective date of a more current code
- 2) that the duration of time from the date of expiration has not exceeded one year
- 3) that no changes have been made or will be made in the original plans and calculations for such work;

Applicable Plan review fees and Permit fees, in addition to issuance fees, for the remaining work based on the remaining work valuation shall be collected for all permits which do not meet the preceding criteria.

All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

107.7 Permit Suspension or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit was issued in error or on the basis of incorrect information supplied, or in violation of any other laws, ordinances or regulations or any of the provisions of this Code.

The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

For additional provisions, applicable to grading, see Appendix J.

107.8 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been

1 commenced, the person to whom such permit has been issued may deliver such
2 permit to the building official with a request that such permit be cancelled. Only
3 the person to whom such permit was issued may request cancellation of the permit.
4 The building official shall thereupon stamp or write on the face of such permit the
5 words, "Cancelled at the request of the applicant." Thereupon such permit shall be
6 null and void and of no effect. All fees except for issuance fees shall be returned
7 to the applicant.

8 For additional provisions applicable to grading, see Appendix J.

9 **107.9 Transfer of Permit by Applicant.**

10 **107.9.1 No Inspection Performed.** When requested in writing by the person to
11 whom the permit was issued, a permit may be transferred from the person to whom
12 the permit was issued to a new individual. Fee credit shall be given where deemed
13 appropriate by the building official and new fees shall be paid as required by
14 ordinance or resolution.

15 **107.9.2 One or More Inspection Performed.** Permits may be transferred to any
16 individual upon completion of a new application. Fee credit shall be given where
17 deemed appropriate by the building official and new fees shall be paid as required
18 by ordinance or resolution.

19 **107.9.3 Permit Duration Remains Unchanged.** Transfer of a permit shall be
20 considered a continuation of the previous permit when determining the permit's
21 duration, and shall in no way extend the duration of the preceding permit.

22 **108 RESERVED**

23 **SECTION 109 USE AND OCCUPANCY**

24 **109.1 General.** No building, structure or premises, or portion thereof, shall be used
25 or occupied, and no change in the existing occupancy classification of a building,
26 structure or premises, or portion thereof, shall be made until the building official
27 has approved the building, structure or premises or portion thereof for such use or
28 occupancy and until all permits have been approved or a temporary certificate of
completed construction has been issued.

Upon final of a building permit and at the request of the applicant, a certificate of
completed construction shall be issued by the building official for any structure
that is ready to occupy.

Approval of a building, structure or premises, or portion thereof, for use or
occupancy (including, but not limited to, final inspection approval and/or issuance
of a certificate of completed construction or issuance of a temporary certificate of
completed construction) shall not be construed as approval of a violation of the
provisions of this Code, relevant laws, ordinances, rules and/or regulations.
Approvals presuming to give authority to violate or cancel the provisions of this
Code, relevant laws, ordinances, rules and/or regulations are not valid.

1 The building official may, in writing, suspend or revoke any such approvals or
2 certificates whenever the building official determines that the approval or
3 certificate was issued in error, or on the basis of incorrect information supplied, or
4 when it is determined that the building, structure or premises, or portion thereof,
5 is in violation of any provision of this Code, relevant laws, ordinances, rules and/or
6 regulations. Any certificate of completed construction or temporary certificate of
7 completed construction so issued shall be surrendered upon request of the building
8 official.

9
10 **109.2 Unpermitted Structures.** No person shall own, use, occupy or maintain
11 any unpermitted structure.

12 **109.3 Change in Use.** Changes in the character or use of a building shall not be
13 made except as specified in Existing Building Code.

14 **109.4 Issuance of a Certificate of Completed Construction.** When the building,
15 structure or premises, or portion thereof, has passed final inspection, and when the
16 building, structure or premises complies with this Code, relevant laws, ordinances,
17 rules and regulations, and the required fees have been paid, the building official,
18 upon request of the applicant, shall issue a certificate of completed construction,
19 which shall contain the following:

- 20 1. The building permit number.
- 21 2. The address of the building or structure.
- 22 3. A description of that portion of the building for which the certificate is
23 issued.
- 24 4. A statement that the described portion of the building was inspected and
25 found to comply with the requirements of this Code, relevant laws, ordinances,
26 rules and regulations for the group and division of occupancy and the use for which
27 the proposed occupancy is classified.
- 28 5. The date the permit was approved.
6. Any other information deemed necessary by the building official.

For additional provisions, applicable to grading, see Appendix J.

109.5 Issuance of a Temporary Certificate of Completed Construction. If the
building official finds that no substantial hazard will result from occupancy of any
building or portion thereof before the same is completed, the building official may
issue a temporary certificate of completed construction for the use of a portion or
portions of a building, structure or premises, prior to the completion of the entire
building, structure or premises, or portion thereof.

Such temporary certificate of completed construction shall be valid for a period of
time to be specified by the building official. Upon request of the owner or
permittee, the building official may, in writing, extend the temporary certificate of
completed construction when it is determined that the circumstances so warrant.
After the expiration of a temporary certificate of completed construction and any
extension(s) thereof, the building, structure or premises, or portion thereof, shall

not be used or occupied until the building official has approved the building for such use or occupancy.

109.6 Live Load Posted. In new construction, a durable sign that indicates the "live load" shall be required in commercial or industrial buildings where the floor or roof or portion thereof is or has been designed with a live load that exceeds 50 psf. The live load sign shall be posted on that part of each story or roof to which it applies, in a conspicuous place. The live load sign shall be posted as a condition precedent to the issuance of a certificate of completed construction certificate. It shall be unlawful to remove or deface any such sign

109.7 Continued Use of Unpermitted and/or Noncomplying Conditions. When deemed appropriate by the building official, a certificate of continued use of unpermitted and/or noncomplying condition(s) may be issued. The certificate shall not be issued until documentation, satisfactory to the building official, has been provided indicating that 1) the unpermitted and/or noncomplying condition(s) were not created by the current owner, and 2) that the current owner had no knowledge that the conditions were unpermitted and/or noncomplying at the time of purchase.

An application shall be completed that states 1) that the continued use of the existing unpermitted construction and/or noncomplying conditions is permitted by the City only with the owner's understanding that the City in no way assumes responsibility for the method of construction or the materials used; and 2) that it is further understood that this application for continued use is not to be construed as being equivalent in any way to a building permit.

An inspection shall then be made by the building official. Where necessary, permits shall be issued to correct any conditions deemed to pose a potential threat to life, limb or property. Once the inspection(s) have been made; all necessary permits have been obtained, inspected and approved; and all obvious potential threats to life, limb or property have been corrected, the building official may approve the application for unpermitted construction and or noncomplying condition(s). When approved by the building official, conditions deemed not to pose a potential threat to life, limb or property may be permitted to remain.

110 - PROHIBITED USES OF BUILDING SITES

110.1 Flood Hazard.

Buildings are not permitted in an area determined by the Building Official to be subject to flood hazard by reason of inundation, overflow or erosion.

The placement of the building and other structures (including walls and fences) on the building site shall be such that water or mud flow will not be a hazard to the building or adjacent property. This prohibition shall not apply when provision is made to eliminate such hazard to the satisfaction of the Building Official by providing adequate drainage facilities by protective walls, suitable fill, raising the floor level of the building, a combination of these methods, or by other means. The Building Official, in the application of this Section for buildings, structures, and grading located in whole or in part in flood hazard areas, shall enforce, as a

1 minimum, the current Federal Flood Plain Management Regulations defined in
2 Title 44, Code of Federal Regulations, Section 60.3, and may require the applicant
3 or property owner to provide the following information and/or comply with the
4 following provisions:

- 5 1. Delineation of flood hazard areas, floodway boundaries and flood zones,
6 and the design flood elevation, as appropriate;
- 7 2. The elevation of the proposed lowest floor, including basement, in flood
8 hazard areas (A Zones), and the height of the proposed lowest floor, including
9 basement, above the highest adjacent grade;
- 10 3. The elevation of the bottom of the lowest horizontal structural member in
11 coastal high hazard areas (V Zone);
- 12 4. If the design flood elevations are not included on the community's Flood
Insurance Rate Map (FIRM), then the applicant shall obtain and reasonably utilize
any design flood elevation and floodway data available from other sources, as
approved by the Building Official; and
- 13 5. During construction, upon placement of the lowest floor, including
basement, and prior to further vertical construction, the permittee shall provide to
the Building Official documentation, prepared and sealed by a registered design
professional, certifying the elevation of the lowest floor, including basement.

14 **110.2 Geotechnical Hazards.**

15 **110.2.1** No building or grading permit shall be issued under the provisions of this
16 section when the Building Official finds that property outside the site of the
17 proposed work could be damaged by activation or acceleration of a geotechnically
18 hazardous condition and such activation or acceleration could be attributed to the
19 proposed work on, or change in use of, the site for which the permit is requested.
For the purpose of this section, a geotechnically hazardous condition does not
include surface displacement due to earthquake faults.

20 **110.2.2** Except as provided in Section 110.2.3, work requiring a building or
21 grading permit by this Code is not permitted in an area determined by the Building
22 Official to be subject to hazard from landslide, settlement, or slippage. For the
23 purpose of this Section, landslide, settlement, or slippage does not include surface
displacement due to the earthquake faults.

24 **110.2.3** Subject to the conditions of Subsection 110.2.1, permits may be issued in
the following cases.

25 **110.2.3.1** When the applicant has submitted an engineering geology and/or soils
26 engineering report or reports complying with the provisions of Section 111 such
27 that said reports show to the satisfaction of the Building Official that the hazard
28 will be eliminated prior to the use or occupancy of the land or structures.

110.2.3.2 When the applicant has submitted an engineering geology and/or soils
engineering report or reports that comply with the provisions of Section 111, and
that demonstrate, to the satisfaction of the Building Official, that the site is safe
for the intended use.

110.2.3.3 When the proposed work involves the alteration or minor repair of
existing structures and the cost of such alteration or repair does not exceed 25
percent of the current valuation of the existing structure, such value to be based on
assumed continuation of the established legal use. Before a permit may be issued
pursuant to this section, the owner shall do all of the following:

1. If required by the Building Official, submit an engineering geology and/or soils engineering report or reports that contain(s), at a minimum, a qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1 of this Code.

2. Record in the office of the Department of Registrar-Recorder, a statement that the owner is aware that the records of the Building Official indicate that the property is potentially subject to hazard from landslide, settlement, or slippage.

3. Record in the office of the Department of Registrar-Recorder, an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that such hazard from landslide, settlement or slippage no longer exists. The repair work shall consist of restoring the original construction. The Building Official may require that provisions be made in anticipation of future settlement. For the purposes of this Section 110.2.3.3, "alteration" does not include an addition or additions.

110.2.3.4 When the proposed work involves an addition or additions to an existing structure but is not a change in use or occupancy and such work does not increase the gross floor area of the structure by more than 25 percent of the area of the structure as it existed on July 6, 1968, and the Building Official determines that the proposed work will not impact a historically active landslide. Before a permit may be issued pursuant to this Section, the owner shall do all of the following:

1. Submit an engineering geology and/or soils engineering report or reports that contain(s), at a minimum, a qualitative and/or a conditional finding that the proposed work complies with the provisions of Section 110.2.1.

2. Record in the office of the Department of Registrar-Recorder the finding of such report or reports.

3. Record in the office of the Department of Registrar-Recorder an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from the issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that a hazard from landslide, settlement, or slippage no longer exists.

110.2.3.5 When the proposed work involves the repair of a single-family residence or accessory structures where the cost of such repair exceeds 25 percent of the current valuation of the existing building.

The scope of the repair work shall be subject to the approval of the Building Official. Before a permit may be issued pursuant to this Section, the owner shall do all of the following:

1. Submit an engineering geology and/or soils engineering report or reports that contain(s), at a minimum, a qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1 of this Code.

2. Record in the office of the Department of Registrar-Recorder a statement by the owner acknowledging that the records of the Building Official indicate that the property is potentially subject to hazard from landslide, settlement, or slippage.

3. Record in the office of the Department of Registrar-Recorder an agreement relieving the County and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that such hazard from landslide, settlement, or slippage no longer exists.

110.2.3.6 When the proposed work involves the replacement of structures destroyed by causes other than landslide, settlement, or slippage, and the permit applicant was the owner of the property at the time of the loss, their immediate heir(s), or their authorized representative, and the application for a permit under this Section is filed no later than ten (10) years following the date of the loss.

The replacement structure(s) shall not exceed the area, number of stories, load, or number of fixtures and bedrooms of the structure that was destroyed. No change in occupancy type shall be permitted. Before a permit may be issued pursuant to this Section, the owner shall do all of the following:

1. Demonstrate, to the satisfaction of the Building Official, that the replacement structure and/or the associated private sewage disposal system (if any) and/or the replacement landscaping (if any) will not result in a greater amount of groundwater infiltration than occurred under the original condition.

2. Submit an engineering geology and/or soils engineering report or reports that contain, at a minimum, a qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1 of this Code and that contain recommendations for enhancing the stability of the site.

3. Record in the office of the Department of Registrar-Recorder a statement by the owner acknowledging that the owner is aware that the records of the Building Official indicate that the property is potentially subject to a hazard from landslide, settlement, or slippage.

4. Record in the office of the Department of Registrar-Recorder an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that such hazard from landslide, settlement, or slippage no longer exists.

110.2.3.7 When the proposed work involves a one-story, detached, light-frame accessory structure not intended or used for human occupancy and not exceeding 400 square feet in gross floor area nor 12 feet in height. Before a permit may be issued pursuant to this Section, the owner shall do all of the following:

1. When required by the Building Official, submit an engineering geology and/or soils engineering report or reports that contain, at a minimum, a qualitative

and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1.

2. Record in the office of the Department of Registrar-Recorder a statement by the owner acknowledging that the owner is aware that the records of the Building Official indicate that the property is potentially subject to hazard from landslide, settlement, or slippage.

3. Record in the office of the Department of Registrar-Recorder an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that such hazard from landslide, settlement, or slippage no longer exists.

110.2.3.8 When the Building Official determines that the hazard from landslide, settlement, or slippage is based solely on the fact that the area has been identified as a potentially liquefiable area in a seismic hazard zone (pursuant to Public Resources Code section 2690 et seq.) and a foundation investigation is performed in connection with the work in accordance with Section 1803 of this Code.

110.2.3.9 Notwithstanding any other provisions of this Section, the Building Official may, at his or her discretion, deny a permit for any building, structure, or grading subject to hazard from landslide, settlement, or slippage, which cannot be mitigated and may endanger the health or safety of the occupants, adjoining property, or the public.

110.2.3.10 When the proposed work involves the repair and restoration of a slope. Before a permit may be issued pursuant to this Section, the owner shall submit an engineering geology and/or soils engineering report or reports that contain(s) the following:

1. A description and analysis of the existing conditions, including the cause or causes of the failed slope.
2. Recommendations for the repair of the failed slope.
3. A qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1 of this Code.
4. An analysis demonstrating that future failures originating from the repaired portion of the slope will not impact previously permitted structures.
5. An analysis demonstrating that the proposed work will improve existing slope stability.

111 - ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORTS

The Building Official may require an engineering geology or soils engineering report, or both, where in the Building Official's opinion, such reports are essential for the evaluation of the safety of the site. The engineering geology or soils engineering report or both shall contain a finding regarding the safety of the site of the proposed work against hazard from landslide, settlement or slippage and a

finding regarding the effect that the proposed work will have on the geotechnical stability of the area outside of the proposed work. Any engineering geology report shall be prepared by a certified engineering geologist licensed in the State of California. Any soils engineering report shall be prepared by a civil engineer licensed in the State of California, experienced in the field of soil mechanics, or a geotechnical engineer licensed in the State of California. When both an engineering geology and soils engineering report are required for the evaluation of the safety of a building site, the two reports shall be coordinated before submission to the Building Official.

112 - EARTHQUAKE FAULT MAPS

Earthquake fault zone maps within the City prepared under Sections 2622 and 2623 of the California Resources Code which show traces of earthquake faults are hereby declared to be, on the date of official issue, a part of this Code, and may be referred to elsewhere in this Code. Earthquake fault zone maps revised under the above sections of the California Resources Code shall, on the date of their official issue, supersede previously issued maps which they replace.

SECTION 113 - EARTHQUAKE FAULTS

113.1 General. The construction of a building or structure near a known active earthquake fault and regulated by this Code shall be permitted as set forth in this Section.

113.2 Scope. The provisions of this Section shall apply only to permits for buildings or structures on individual lots or parcels and are not intended to be supplementary to geologic investigations required to qualify divisions of land as set forth in Title 10 (Subdivisions) the City of Huntington Park Municipal Code.

113.3 Definition. For the purpose of this Section, a geologist shall be a professional geologist, licensed by the California State Board for Geologists and Geophysicists to practice geology in California.

113.4 Known Active Earthquake Faults. For the purpose of this Section, known active earthquake faults are those faults which have had displacement within Holocene time (approximately the last 11,000 years) as defined in the most current issue of Special Publication 42 of the California Geological Survey.

113.5 Construction Limitations. No building or structure shall be constructed over or upon the trace of a known active earthquake fault which is shown on maps maintained by the Building Official. These maps include, but are not limited to, earthquake fault zone maps prepared under Sections 2622 and 2623 of the California Public Resources Code.

The absence of a known active earthquake fault trace at the proposed building location shall be determined by a professional geologist licensed in the State of California in the following cases:

1. When the proposed building is within (50) feet (15.24 m) of that line designated by the Building Official as the assumed location of a known active earthquake fault on the aforementioned maps.
2. When the proposed building is within 50 feet (15.24 m) of the most probable ground location of the trace of a known active earthquake fault shown on the aforementioned maps.

In these cases, the Building Official may require the excavation of a trench, for the purpose of determining the existence of an active earthquake fault. Such a trench

will be required if a lack of distinguishable fault features in the vicinity prevents the Building Official from determining by a site examination, review of available aerial photographs, or by other means that the fault trace does not underlie the proposed building. The trench shall be approximately perpendicular to the most probable direction of the fault trace, at least 1-1/2 feet (0.15 m) wide, and at least five feet in depth measured from natural grade, or to a depth satisfactory to the Building Official.

The trench must be accessible for mapping and inspection by the Building Official, when requested, and meet the requirements of Title 8 of the California Code of Regulations, Construction Safety Orders. The trench need not extend further than the full width of the proposed structure plus 5 feet (1.52 m) beyond the traversed exterior walls. A known active earthquake fault shall be presumed nonexistent if an exposure is not found by the professional geologist in the walls or floor of the trench.

The Building Official may require a more extensive investigation by a professional geologist as evidence to the absence of a known active earthquake fault prior to the issuance of a permit for Groups A, E, I, H and R, Division 1 Occupancies and B, F, M and S Occupancies over one story in height.

The results of the investigation, conclusions and recommendations shall be presented in a geology report prepared by a professional geologist as defined by Section 113.3. The report shall comply with the guidelines presented in Note 49 prepared by the California Department of Conservation, Geological Survey.

EXCEPTION: The provisions of this Section do not apply to:

1. One-story, detached light-frame buildings not intended or used for human occupancy and not exceeding 1,000 square feet (92.9 m²) in gross floor area or 12 feet (3.66 m) in building height.
2. Alterations or repairs to an existing building provided that the aggregate value of such work within any 12-month period does not exceed 50 percent of the current market value of the existing building. For the purposes of this Section 113.5, "alteration" does not include an addition or additions.
3. Swimming pools, retaining walls, fences and minor work of a similar nature.

SECTION 114 FACTORY-BUILT HOUSING

114.1. Plans shall be submitted for plan review for all field-built portions of factory-built structures that clearly describe all work to be done at the site, including connection and/or anchorage of the factory-built structure to the field-built foundation and connection of utilities. Plans shall indicate compliance with this Code, relevant laws, ordinances, rules and regulations for all work that is to be done at the site.

SECTION 115 FEES

115.1 Plan review fees shall be as adopted by a separate resolution and/or ordinance.

Plan checking fees shall be paid at the time of plan review submittal. In addition to the aforementioned fees, the building official may require additional charges for review required by changes, additions or revisions of approved plans or reports,

and for services beyond the first and second check due to changes, omissions or errors the part of the applicant.

115.2 Permit fees shall be as adopted by separate resolution and/or ordinance. Permit fees shall be paid at the time of permit issuance.

115.3 The determination of value or valuation under any of the provisions of this code shall be made by the building official. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire protection systems and any other permanent work or permanent equipment.

116 REFUNDS

116.1 Permit Refunds. In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 107.8, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees in an amount equal to 80 percent may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

116.2 Plan Check Refunds. No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 80 percent of the plan checking fee shall be refunded. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the plan check applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

SECTION 117 INSPECTIONS.

117.1 General. All construction or work for which a permit is required shall be subject to inspection by the building official, and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official.

In addition to the inspections required to be made by the building official, certain types of construction shall have continuous inspection as specified in Chapter 17. Special inspections made in accordance with Chapter 17 shall not relieve the permit applicant of the responsibility to have the work inspected and approved by the building official.

Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the

provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.

It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

For additional provisions, applicable to grading, see Appendix J.

117.2 Inspection Requests. It shall be the duty of the permit holder to notify the building official that work authorized by a permit is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

For additional provisions, applicable to grading, see Appendix J.

117.3 Inspection Record Card. When deemed necessary by the building official, work requiring a permit shall not be commenced until the applicant has posted or otherwise made available an inspection record card so as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall continue to be posted or otherwise made available by the permit holder until final approval of the permit has been granted by the building official.

For additional provisions, applicable to grading, see Appendix J.

1 **117.4 Work Ready For Inspection.**

2 **117.4.1 General.** Upon notification from the applicant that the work for which
3 there is a valid permit is ready for inspection, the building official shall be allowed
4 to make all applicable inspections specified in this Code, on the inspection record
5 card and any additional inspections required by the building official.

6 No work shall be approved by the building official that was not completely
7 verified. Partial or spot inspections shall not be performed by the building official,
8 nor shall partial or spot inspection be used as a justification for approving any
9 required inspection.

10 Inspection by a special inspector shall not be made in-lieu of any inspections
11 required to be made by the building official.

12 For additional provisions, applicable to grading, see Appendix J.

13 **117.4.2 Minimum Inspection Requirements.** The following inspections shall not
14 be requested until the associated requirements have been satisfied.

- 15 1. Foundation inspection: Shall not be requested until all trenches are
16 excavated and forms erected, any required reinforcing steel is in place, and
17 when all materials for the foundation are delivered to the job. All holdown
18 hardware shall be securely installed in place. Where concrete from a
19 central mixing plant (commonly termed "transit mixed") is to be used,
20 materials need not be on the job.

21 Where any fill more than 8 inches in depth is placed, and/or where required by
22 the building official or the soils engineer, compaction tests shall be
23 submitted to the building official prior to requesting inspection.

24 Where required by the soils engineer, foundation trenching shall be reviewed
25 and approved by the soils engineer prior to requesting inspection.

- 26 2. Concrete slab or under-floor inspection: Shall not be requested until all in-
27 slab or under-floor building service equipment, conduit, piping accessories
28 and other ancillary equipment items are in place, but before any concrete
is poured and/or floor sheathing installed, including the subfloor.
3. Floor sheathing inspection: Floor sheathing inspection shall not be
requested until all sheathing is in place; all diaphragm nailing is complete;
and all diaphragm ties, chords and/or drag struts have been installed. No
walls shall be erected above the floor sheathing.
4. Roof sheathing inspection: Roof sheathing inspection shall not be
requested until all sheathing is in place; all diaphragm nailing is complete;
and all diaphragm ties, chords and/or drag struts have been installed. No
portion of the roof sheathing shall be covered by crickets or similar
construction.
5. Frame inspection: Shall not be requested until after the roof, all framing,
fire blocking and bracing are in place and all pipes, chimneys, vents and
all rough electrical, plumbing and mechanical work are complete. Roof
coverings shall not be installed.

6. Lath inspection and/or wallboard: Shall not be requested until after all lathing and/or wallboard, interior and exterior, is in place, but before any plastering is applied or before wallboard joints and fasteners are taped and finished.
7. Final inspection: Shall not be requested until after finish grading and the building is completed and is ready for occupancy.
8. Other Inspections: In addition to the inspections specified above, the building official shall be allowed to make all applicable inspections specified on the Inspection Record card. The building official may also make or require any other inspections of any construction work to ascertain compliance with the provisions of this Code, relevant laws, ordinances, rules and regulations that are enforced by the building official.

For additional provisions, applicable to grading, see Appendix J.

117.4.3 Reinspections. An inspection fee may be assessed for reinspection, as determined by the Building Official, for any of the following reasons:

1. The portion of work for which inspection is requested is not complete;
2. Corrections given are not completed;
3. There is inadequate work site access preventing inspection;
4. The inspection record card is not posted or otherwise available on the work site;
5. The approved plans are not available for the inspector;
6. Work has deviated from the approved plans and has not been approved by the Building Official.

This Section is not to be interpreted as requiring additional inspection fees the first time a job is rejected for failure to comply with the requirements of this Code.

To obtain re-inspection, the applicant shall pay the re-inspection fee in advance, as determined per the fee resolution.

117.5 Provisions for Special Inspection.

117.5.1 When Required. In addition to the inspections required elsewhere in this section, the owner shall employ one or more special inspectors who shall provide inspections during construction on the types of work listed under Chapter 17 The special inspector may be employed either directly or through the architect or engineering firm in charge of the design of the structure, or through an independent inspection test firm approved by the building official.

Exception: The building official may waive the requirement for the employment of a special inspector if the construction is of a minor nature.

117.5.2 Identification of Work. When special inspection is required by Section 117.5.1, the architect or engineer of record shall identify on the plans all work that is required to have special inspection.

Where the special inspection method(s) to be employed are not specified elsewhere in this Code, relevant laws, ordinances, rules and/or regulations, the architect or engineer of record shall prepare an inspection program that shall be submitted to and approved by the building official prior to building permit issuance.

The special inspector(s) may be employed by the owner, the engineer or architect of record, or an agent of the owner, but shall not be employed by the contractor, the contractor's employees, representatives or agents of the contractor, or any other person performing the work.

The architect or engineer of record shall identify, on forms provided by the City, the individual(s) and/or firm(s) who are to perform any required special inspection, and where an inspection program is required by this section, shall specify the special inspection duties of the special inspector(s).

117.5.3 Qualifications, Requirements and Duties of the Special Inspector. The special inspector shall be approved by the building official prior to performing any inspection duties. The special inspector shall complete an application form provided by the City and shall submit documentation satisfactory to the building official that the special inspector is qualified to make the special inspection(s) for which application is made. The building official shall have the right to administer a written or verbal examination as deemed appropriate by the building official to verify that the special inspector is qualified to perform the inspection duties for which application is made. A special inspector who fails to pass the examination administered by the building official shall be required to wait a minimum of seven (7) days before submitting a new application to provide special inspection within the City.

The building official shall not be required to accept any documentation provided by a special inspector who was not approved by the building official prior to performing inspection duties. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material(s) or work installed, constructed or placed under the review of a special inspector who was not approved by the building official.

Failure to be approved by the building official prior to performing any special inspection duties may be considered by the building official as a failure to perform properly and shall allow the building official to refuse to allow the special inspector to perform inspection within the City.

The special inspector shall observe the work assigned for conformance with the approved design drawings.

The special inspector shall furnish inspection reports to the building official. All observed discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority and to the building official.

1
2 The special inspector shall submit a final signed report stating that the work
3 requiring special inspection was, to the best of the inspector's knowledge, in
4 conformance with the approved plans and the applicable workmanship provisions
5 of this Code.

6 The building official shall have the right to reject any work performed under the
7 review of a special inspector where the work performed fails to meet the minimum
8 requirements of this Code, relevant laws, ordinances, rules and regulations.
9 Regardless of the information communicated between the permit applicant and the
10 special inspector, all work shall comply with the approved plans and this Code,
11 relevant laws, ordinances, rules and regulations.

12 Upon evidence, satisfactory to the building official, of the failure of a special
13 inspector to perform properly and effectively the duties of said office, the building
14 official may revoke, suspend or refuse to allow the special inspector to perform
15 inspection on sites within the City. Prior to such action, the holder shall be given
16 an opportunity to appear before the building official and be heard.

17 **117.6 Provisions for Structural Observation.** When structural observation is
18 required in accordance with the requirements of Chapter 17, the engineer or
19 architect of record shall indicate on the plans what work is required to be observed
20 by the engineer or architect responsible for the structural design, or the engineer
21 or architect responsible for the structural design shall prepare an inspection
22 program and shall name the individuals or firms who are to perform structural
23 observation and describe the stages of construction at which structural observation
24 is to occur. The inspection program shall include samples of inspection reports and
25 provide time limits for the submission of observation reports. The program shall
26 be submitted to and approved by the building official prior to building permit
27 issuance.

28 When required by the engineer or architect responsible for the structural design or
the building official, the owner shall employ the engineer or architect responsible
for the structural design, or another engineer or architect designated by the
engineer or architect responsible for the structural design, to perform structural
observation as defined in Section 202.

When deemed appropriate by the engineer or architect responsible for the
structural design, the owner or owner's representative shall coordinate and call a
preconstruction meeting between the engineer or architect responsible for the
structural design, the structural observer, the contractor, the affected
subcontractors and the special inspector(s). 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 systems
of the structure and to review scheduling of the required observations. A record of
the meeting shall be submitted to the building official.

1 All observed discrepancies shall be brought to the immediate attention of the
2 engineer or architect responsible for the structural design and the contractor for
3 correction; then if unresolved, to the building official. The structural observer shall
4 submit to the building official a written statement at each significant construction
5 stage stating that the required site visits have been made and identifying any
6 reported deficiencies which, to the best of the structural observer's knowledge,
7 have not been resolved.

8
9 The structural observer shall submit a final signed report stating that the work
10 requiring structural observation was, to the best of the observer's knowledge, in
11 conformance with the approved plans and the applicable workmanship provisions
12 of this Code.

13
14 **117.7 Required Approvals.** No work shall be done on any part of the building
15 structure or premises beyond the point indicated in each successive inspection
16 without first obtaining the written approval of the building official. The building
17 official, upon notification, shall make the requested inspections and shall either
18 indicate in writing that the work appears to comply as completed, or shall notify
19 the applicant in writing which portion of the work fails to comply with this Code,
20 relevant laws, ordinances, rules and/or regulations. Any work that does not comply
21 shall be corrected and such work shall not be covered or concealed until authorized
22 by the building official.

23
24 There shall be a final inspection and approval of all work when completed and
25 ready for occupancy.

26 For additional provisions applicable to grading, see Appendix J.

27
28 **117.8 Site Requirements.** A survey of the lot may be required by the building
official to verify compliance of the structure with the approved plans.

117.9 Noninspected Work. No person shall own, use, occupy or maintain any
structure on which noninspected work has been performed.

117.10 Utility Release. When deemed appropriate by the building official, gas and
electric utilities may be released. Release of either utility may be done prior to
building final for testing and inspection purposes. The building official shall retain
the right to revoke the release of either utility for just cause, and may have either
utility disconnected at the earliest availability of the utility purveyor.

Attempting to occupy prior to issuance of a certificate of completed construction,
whether temporary or final, may be considered as just cause by the building
official, and may result in disconnection of the utilities.

117.11 Authority to Disconnect Electric Utility. The building official is hereby
empowered to disconnect or to order in writing the discontinuance of electric
utility service to buildings, structures or premises, or portions thereof, or wiring,

1 devices or materials installed without permit or found to be a hazard to life, health
2 and/or property.

3 The building official shall have the power to disconnect or to order in writing the
4 discontinuance of electric utility service as a means of preventing, restraining,
5 correcting or abating any violation of this Code, relevant laws, ordinances, rules
6 or regulations.

7 The electrical service shall remain disconnected or electrical utility service shall
8 remain discontinued until the Code violation has been abated to the satisfaction of
9 the building official, or until the installation of such wiring, devices or materials
10 have been made safe as directed by the building official; or until a permit has been
11 issued and the work has been inspected and approved by the building official.

12 **117.12 Authority to Disconnect Gas Utility.** The building official is hereby
13 empowered to disconnect or to order in writing the discontinuance of gas utility
14 service to buildings, structures, premises, appliances, devices or materials installed
15 without permit or found to be a hazard to life, health and/or property.

16 The building official shall have the power to disconnect or to order in writing the
17 discontinuance of gas utility service as a means of preventing, restraining,
18 correcting or abating any violation of this Code, relevant laws, ordinances, rules
19 or regulations

20 The gas service shall remain disconnected or gas utility service shall remain
21 discontinued until the Code violation has been abated to the satisfaction of the
22 building official, or until the installation of such appliances, devices or materials
23 has been made safe as directed by the building official; or until a permit has been
24 issued and the work has been inspected and approved by the building official.

25 **8-1.02 ADOPTION OF LOS ANGELES COUNTY CODE, TITLE 26, BUILDING** 26 **CODE**

27 Chapters 2 through 35, 66, 67, 96, 98, 99 and Appendices I and J of Title 26, Los Angeles
28 County Building Code, as amended and in effect on or before January 1, 2020, adopting
the 2019 California Building Code, is hereby adopted by reference pursuant to the
provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of
California as though fully set forth herein, and made a part of the Huntington Park
Municipal Code with the same force and effect as though set out herein in full, including
all of the regulations, revisions, conditions and terms contained therein except that those
certain sections thereof which are necessary to meet local conditions, as hereinafter set
forth in 8-1.03 of this code, are hereby repealed, added or amended to read as set forth
therein.

In accordance with Section 50022.6 of the California Government Code, not less than one
copy of said Title 26 of the Los Angeles County Code together with any and all
amendments thereto proposed by the City of Huntington Park, has been and is now filed

1 in the office of the Building and Safety Division, shall be remain on file with the Building
2 Official, shall collectively be known as the *City of Huntington Park Building Code* and
3 may be cited as Title 8 Chapter 1 of the Huntington Park Municipal Code.

4 **8-1.03 BUILDING CODE MODIFIED**

5 Chapters 33, and Appendix J of Title 26 of the Los Angeles County Code (the 2019 Los
6 Angeles County Building Code), adopted by reference as the Building Code of the City
7 of Huntington Park, are hereby amended, deleted or added as follows:

- 8 a. A new Section 3301.3 is added to read:

9 **3301.3 On-Site Fencing During Construction.**

10 **3301.3.1 General.** A fence shall be provided any time grading, demolition, or
11 construction work requiring a grading or building permit is performed. The fence
12 shall totally enclose the perimeter of all property. Locking gates may be provided
13 at any location.

14 Exceptions:

15 1) When approved by the building official, a fence need not enclose
16 residential property when at least one dwelling is continuously occupied. Approval
17 not to fence the property may be revoked in writing by the building official if the
18 property is found to be unoccupied for any length of time. For the purposes of this
19 exception, continuously occupied is not intended to imply that the occupants must
20 be continuously present.

21 2) When approved by the building official, the fence may enclose areas other
22 than the perimeter of the property.

23 **3301.3.2 Fence Construction.** The fence shall be 6 feet in height measured from
24 adjacent grade on the exterior side of the fence, and constructed from chain link,
25 lumber, masonry or other approved materials. The fence shall be self-supporting
26 and shall not incorporate structures or fencing on adjacent property without written
27 approval of the adjacent property owner.

28 **3301.3.3 Duration of Fencing.** The fence shall be erected prior to the start of any
grading, demolition, or construction work and shall remain in place until the work
for which a grading or building permit is required has been completed.

Exceptions:

1) All or portions of the fence may be removed daily during construction so
long as the property is continuously occupied, and all portions of the removed
fence are replaced prior to the property being unoccupied.

2) When approved by the building official, the fence may be removed prior
to completion of the grading, demolition, or construction work, if the property is
determined by the building official to no longer provide an unsafe or hazardous
condition.

1 **3301.3.4 Failure to Comply.** If the property is found unfenced and the building
2 official determines that an unsafe or hazardous condition exists, the City may take
3 action to correct the noncomplying condition by providing the required fence. The
4 building official may then issue a notice to stop work until all fees incurred by the
5 City to properly fence the property have been recovered. If such fees have not been
6 recovered by the City within 30 days, the City may take action to recover the costs
7 in accordance with the requirements of this Code.

8
9 b. Section J103.5 is amended in its entirety to read:

10 **J 103.5 Grading Fees.** Fees shall be assessed in accordance with the provisions
11 of this section. The amount of the fees shall be as specified in Section 115 of this
12 code.

13 **J 103.5.1 Plan Review Fees.** When a plan or other data are required to be
14 submitted, a plan review fee shall be paid at the time of submitting plans and
15 specifications for review. Separate plan review fees shall apply to retaining walls
16 or major drainage structures as required elsewhere in this code. For excavation and
17 fill on the same site, the fee shall be based on the total volume of excavation and
18 fill.

19 **J 103.5.2 Permit Fees.** A fee for each grading permit shall be paid to the Building
20 Official at the time of issuance of the permit. Separate permits and fees shall apply
21 to retaining walls or major drainage structures as required elsewhere in this code.

22 c. Section J 103.6 is amended in its entirety to read:

23 **J 103.6 Compliance with Zoning Code.** The building official may refuse to issue
24 a grading permit for work on a site if either the proposed grading or the proposed
25 land use for the site shown on the grading plan application does not comply with
26 the provisions of “Planning and Zoning” of the City of Huntington Park Municipal
27 Code.

28 d. Section J105.12 is amended in its entirety to read:

J105.12 Completion of work. Upon completion of the rough grading work and at
the final completion of the work, the following reports and drawings and
supplements thereto are required for engineered grading or when professional
inspection is otherwise required by the Building Official:

1. A certification by the Field Engineer that to the best of his or her
knowledge, the work within the Field Engineer’s area of responsibility was done
in accordance with the final approved grading plan.

2. A report prepared by the Soils Engineer retained to provide such
services in accordance with Section J105.4, including locations and elevations of
field density tests, summaries of field and laboratory tests, other substantiating
data, and comments on any changes made during grading and their effect on the
recommendations made in the approved soils engineering investigation report. The

1 report shall include a certification by the Soils Engineer that to the best of his or
2 her knowledge, the work
3 within the Soils Engineer's area of responsibility is in accordance with the
4 approved Soils Engineering report and applicable provisions of this chapter. The
report shall contain a finding regarding the safety of the completed grading and
any proposed structures against hazard from landslide, settlement, or slippage.

5 3. A report prepared by the Engineering Geologist retained to provide
6 such services in accordance with Section J105.5, including a final description of
7 the geology of the site and any new information disclosed during the grading and
8 the effect of such new information, if any, on the recommendations incorporated
9 in the approved grading plan. The report shall contain a certification by the
10 Engineering Geologist that, to the best of his or her knowledge, the work within
11 the Engineering Geologist's area of responsibility is in accordance with the
approved engineering geology report and applicable provisions of this Chapter.
The report shall contain a finding regarding the safety of the completed grading
and any proposed structures against hazard from landslide, settlement or slippage.
The report shall contain a final as-built geologic map and cross-sections depicting
all the information collected prior to and during grading.

12 4. The grading contractor shall certify, on a form prescribed by the
13 building official that the grading conforms to the approved plans and
specifications.

14 **8-1.04 EFFECT OF ADOPTION**

The adoption of the city Building Code and the repeal, addition or amendment of
ordinances by this code shall not affect the following matters:

- 15 (A) Actions and proceedings which began the effective date of this code.
- 16 (B) Prosecution for ordinance violations committed before the effective date of
this code.
- 17 (C) Licenses and penalties due and unpaid at the effective date of this code, and
18 the collection of these licenses and penalties.
- 19 (D) Bonds and cash deposits required to be posted, filed or deposited pursuant
to any ordinance.
- 20 (E) Matters of record which refer to or are connected with ordinances the
substances of which are included in this code; these references shall be construed
21 to apply to the corresponding provisions of the code.

22 **8-1-05 PENALTY; VIOLATIONS.**

23 **(A) General penalty; continuing violations.** Every act prohibited or declared
24 unlawful and every failure to perform an act required by this code is a
25 misdemeanor or an infraction as set forth in the said respective pertinent sections
26 of this code and any person causing or permitting a violation of any such section
of said code shall be subject to the penalties ascribed to each such section as set
forth herein. Where silent as to whether a violation is a misdemeanor or infraction,
the City Attorney may prosecute such violation as either a misdemeanor or
27 infraction in his/her discretion.
28

1 **(B) Violations including aiding, abetting, and concealing.** Every person who
2 causes, aids, abets or conceals the fact of a violation of this code is guilty of
3 violating this code.

4 **(C) Enforcement by civil action.** In addition to the penalties provided herein,
5 the said code may be enforced by civil action. Any condition existing in violation
6 of this code is a public nuisance and may be summarily abated by the city.

7 **TITLE 8**
8 **BUILDING REGULATIONS**
9 **CHAPTER 4**
10 **RESIDENTIAL CODE**

11 **8-4.01 RESIDENTIAL CODE ADMINISTRATION**

12 Except as hereinafter changed or modified, the administration of the Residential Code
13 shall be as set forth in 8-1.01 Building Code Administration of this Code.

14 **SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE**

15 **101.1 Title.** Title 8 Building Regulations, Chapter 4 of the City of Huntington Park
16 Municipal Code shall be known as the Residential Code of the City of Huntington Park,
17 may be cited as such, and will be referred to herein as “these regulations” or “these
18 building standards “or “this Code.”

19 **8-4.02 LOS ANGELES COUNTY CODE, TITLE 30, RESIDENTIAL CODE**
20 **ADOPTED**

21 Section 1207 of Chapter 12, Chapters 67, 68, 69, 96, 98, 99, and appendix J of Title 26 of
22 the Los Angeles County Code are adopted by reference as amended by City of Huntington
23 Park Building Code (8-1.03) and incorporated in to this Section 8-4.02 as if fully set forth
24 below and shall be known as Section 1207 of Chapter 12, Chapters 67, 68, 69, 96, 98, 99,
25 and appendix J of the City of Huntington Residential Code.

26 Chapters 2 through 10, 44 and Appendix H of Title 30, Los Angeles County Residential
27 Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California
28 Residential Code, is hereby adopted by reference pursuant to the provisions of Sections
50022.1 through 50022.10 of the Government Code of the State of California as though
fully set forth herein, and made a part of the Huntington Park Municipal Code with the
same force and effect as though set out herein in full, including all of the regulations,
revisions, conditions and terms contained therein.

Not less than one copy of said Title 30 of the Los Angeles County Residential Code
together with any and all amendments thereto proposed by the City of Huntington Park,
has been and is now filed in the office of the Building and Safety Division and shall be
remain on file with Building Official, and shall collectively be known as the *City of
Huntington Park Residential Code* and may be cited as Title 8 Chapter 4 of the City of
Huntington Park Municipal Code.

8-4.03 EFFECT OF ADOPTION

1 The adoption of this Code and the repeal, addition or amendment of ordinances by this
2 code shall not affect the following matters:

- 3 (A) Actions and proceedings which began the effective date of this code.
4 (B) Prosecution for ordinance violations committed before the effective date of
5 this code.
6 (C) Licenses and penalties due and unpaid at the effective date of this code, and
7 the collection of these licenses and penalties.
8 (D) Bonds and cash deposits required to be posted, filed or deposited pursuant
9 to any ordinance.
10 (E) Matters of record which refer to or are connected with ordinances the
11 substances of which are included in this code; these references shall be construed
12 to apply to the corresponding provisions of the code.
13

14 **8-4.05 PENALTY; VIOLATIONS.**

15 (A) **General penalty; continuing violations.** Every act prohibited or declared unlawful
16 and every failure to perform an act required by this code is a misdemeanor or an infraction
17 as set forth in the said respective pertinent sections of this code and any person causing or
18 permitting a violation of any such section of said code shall be subject to the penalties
19 ascribed to each such section as set forth herein. Where silent as to whether a violation is
20 a misdemeanor or infraction, the City Attorney may prosecute such violation as either a
21 misdemeanor or infraction in his/her discretion.

22 (B) **Violations including aiding, abetting, and concealing.** Every person who causes,
23 aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

24 (C) **Enforcement by civil action.** In addition to the penalties provided herein, the said
25 code may be enforced by civil action. Any condition existing in violation of this code is a
26 public nuisance and may be summarily abated by the city.
27

28 **TITLE 8 BUILDING REGULATIONS CHAPTER 5 PLUMBING CODE**

29 **8-5.01 PLUMBING CODE ADMINISTRATION**

30 Except as hereinafter changed or modified, the administration of the Plumbing Code shall
31 be as set forth in 8-1.01 Building Code Administration of this Code.

32 **SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE**

33 **101.1 Title.** Title 8 Building Regulations, Chapter 5 of the City of Huntington Park
34 Municipal Code shall be known as the Plumbing Code of the City of Huntington Park,
35 may be cited as such, and will be referred to herein as “these regulations” or “these
36 building standards “or “this Code.”
37
38

1 **101.3 SCOPE.** The provisions of this Code shall apply to the erection, alteration,
2 installation, repair, movement, improvement, removal connection or conversion of any
3 plumbing equipment and/or appliances or any other plumbing work regulated by this Code
within the City.

4 Where, in any specific case, different sections of this Code specify different materials,
5 methods of construction or other requirements, the most restrictive shall govern. Where
6 there is a conflict between a general requirement and a specific requirement, the specific
requirement shall be applicable.

7 In the event any differences in requirements exist between the accessibility requirements
8 of this Code and the accessibility requirements of the California Code of Regulations,
9 Title 24 (also referred to as the California Building Standards Code), then the California
Code of Regulations shall govern.

10 Where the requirements of this Code conflict with the requirements of Mechanical
11 Code, this Code shall prevail.

12 **106.1 Plan Check Requirements.** When required by the building official to verify
13 compliance with this Code, relevant laws, ordinances, rules and regulations; plans and,
14 when deemed necessary by the building official, calculations, and other required data shall
15 be submitted for plan review. The building official may require plans and calculations to
16 be prepared by an engineer registered by the State to practice as such. Only after the plans
17 have been approved may the applicant apply for a plumbing permit for such work. The
building official may also require such plans be reviewed by other departments and/or
divisions of the City to verify compliance with the laws and ordinances under their
jurisdiction.

18 Separate Plumbing Code plan review is required for any of the following:

- 19 (a) For any restaurant which requires a grease trap or a grease interceptor;
- 20 (b) Any facility which requires a sand/grease clarifier;
- 21 (c) Plumbing Systems with more than 216 waste fixture units;
- 22 (d) Potable water supply piping required to be 2" or larger;
- 23 (e) Fuel gas piping required to be 2" or larger;
- 24 (f) Fuel gas piping containing medium- or high-pressure gas;
- 25 (g) Combination waste and vent systems;
- 26 (h) Plumbing fixtures located below the next upstream manhole or below the sewer
27 main;
- 28 (i) Chemical waste systems;
- (j) Rainwater system employing a sump pump;
- (k) Grey water systems;
- (l) Any type of sewer ejection system or lift station;

(m) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a plumbing engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

106.3 Information Required on Plumbing plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction 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 the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the plumbing plans shall indicate the following:

- (a) A complete floor plan showing the location of all proposed plumbing fixtures;
- (b) A complete plan showing the layout, diameter and material of all proposed piping;
- (c) A legend of all symbols used and a list of all abbreviations used;
- (d) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for plumbing piping and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the Building Code and the Plumbing Code in effect on the date of plan check submittal.

107.1 Plumbing permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, to any plumbing equipment or fixtures without first obtaining a plumbing permit from the building official. A Plumbing Permit is required for any installation, alteration, reconstruction or repair of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping (potable or nonpotable but which is connected to a potable water source) or gas piping located within or on any building, structure or premises.

107.2 Work Exempted from Plumbing Permit. A Plumbing Permit shall not be required for the following:

(a) Clearing of stoppages and stopping of leaks which do not involve the replacement of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping or gas piping.

(b) Change of residential plumbing fixtures which do not involve the replacement of the existing waste and vent piping excluding the trap, to include, residential toilets, residential bathroom hand sinks, bathtub and residential kitchen sinks.

(c) Connection of any appliance approved for and intended to be connected by flexible gas piping to a gas shutoff valve which was previously permitted and inspected under a valid Plumbing permit.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

8-5.02 LOS ANGELES COUNTY CODE, TITLE 28, PLUMBING CODE ADOPTED

Los Angeles County Plumbing Code Chapter 2 through Chapter 17, and Appendices A,B, D, H, I and J, Title 28, the 2019 Los Angeles County Plumbing Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California Plumbing Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein,, and made a part of the Huntington Park Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

Not less than one copy of said Title 28 of the Los Angeles County Plumbing Code together with any and all amendments thereto proposed by the City of Huntington Park, has been and is now filed in the office of the Building and Safety Division and shall be remain on file with Building Official, and shall collectively be known as the *City of Huntington Park Plumbing Code* and may be cited as Title 8 Chapter 5 of the City of Huntington Park Municipal Code.

8-5.03 EFFECT OF ADOPTION

The adoption of this code and the repeal, addition or amendment of ordinances by this code shall not affect the following matters:

(A) Actions and proceedings which began the effective date of this code.

(B) Prosecution for ordinance violations committed before the effective date of this code.

(C) Licenses and penalties due and unpaid at the effective date of this code, and the collection of these licenses and penalties.

(D) Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.

(E) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.

8-5.04 PENALTY; VIOLATIONS.

(A) General penalty; continuing violations. Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein. Where silent as to whether a violation is a misdemeanor or infraction, the City Attorney may prosecute such violation as either a misdemeanor or infraction in his/her discretion.

(B) Violations including aiding, abetting, and concealing. Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

(C) Enforcement by civil action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the city.

TITLE 8 BUILDING REGULATIONS CHAPTER 7 EXISTING BUILDING CODE

8-7.01 EXISTING BUILDING CODE ADMINISTRATION

Except as hereinafter changed or modified, the administration of the Existing Building Code shall be as set forth in 8-1.01 Building Code Administration of this Code.

SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Title 8 Building Regulations, Chapter 7 of the City of Huntington Park Municipal Code shall be known as the Existing Building Code of the City of Huntington Park, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”

101.3 – SCOPE. The provisions of this Code shall apply to the repair, alteration, change of occupancy, addition to and relocation of any existing building or structure or any other work regulated by this Code within the City, subject to the criteria of Sections 101.3.1 and 101.3.2

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

1 In the event, any differences in requirements exist between the accessibility
2 requirements of this Code and the accessibility requirements of the California Code of
3 Regulations, Title 24 (also referred to as the California Building Standards Code), then
the California Code of Regulations shall govern.

4 **101.3.1 Buildings not previously occupied.** A building or portion of a building that
5 has not been previously occupied or used for its intended purpose in accordance with
6 the laws in existence at the time of its completion shall be permitted to comply with the
7 provisions of the laws in existence at the time of its original permit unless such permit
has expired. Subsequent permits shall comply with the Building Code or Residential
Code, as applicable, for new construction.

8 **101.3.2 Buildings previously occupied.** The legal occupancy of any building existing
9 on the date of adoption of this Code shall be permitted to continue without change,
10 except as is specifically covered in this Code, the Fire Code, or as is deemed necessary
by the Building Official for the general safety and welfare of the occupants and the
public.

11 **8-7.02 LOS ANGELES COUNTY CODE, TITLE 33, EXISTING CODE** 12 **ADOPTED**

13 Los Angeles County Existing Building Code Chapter 2 through 4, 15, 16 and Appendix
14 Chapter A1, A3, A4 and A6 of the Title 33, the 2019 Los Angeles County Existing
15 Building Code, as amended and in effect on or before January 1, 2020, adopting the
16 2019 California Existing Building Code, is hereby adopted by reference pursuant to the
17 provisions of Sections 50022.1 through 50022.10 of the Government Code of the State
of California as though fully set forth herein, and made a part of the Huntington Park
Municipal Code with the same force and effect as though set out herein in full, including
all of the regulations, revisions, conditions and terms contained therein.

18 Not less than one copy of said Title 33 of the Los Angeles County Existing Building
19 Code together with any and all amendments thereto proposed by the City of Huntington
20 Park, has been and is now filed in the office of the Building and Safety Division and
21 shall be remain on file with Building Official, and shall collectively be known as the
City of Huntington Park Existing Building Code and may be cited as Title 8 Chapter 7
of the City of Huntington Park Municipal Code.

22 **8-7.03 EFFECT OF ADOPTION**

23 The adoption of this Code and the repeal, addition or amendment of ordinances by this
24 code shall not affect the following matters:

- 25 (A) Actions and proceedings which began the effective date of this code.
- 26 (B) Prosecution for ordinance violations committed before the effective date
27 of this code.
- 28 (C) Licenses and penalties due and unpaid at the effective date of this code,
and the collection of these licenses and penalties.
- (D) Bonds and cash deposits required to be posted, filed or deposited pursuant
to any ordinance.

(E) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.

8-7.04 PENALTY; VIOLATIONS.

(A) General penalty; continuing violations. Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein. Where silent as to whether a violation is a misdemeanor or infraction, the City Attorney may prosecute such violation as either a misdemeanor or infraction in his/her discretion.

(B) Violations including aiding, abetting, and concealing. Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

(C) Enforcement by civil action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the city.

TITLE 8 BUILDING REGULATIONS CHAPTER 10 ELECTRICAL CODE

8-10.01 ELECTRICAL CODE ADMINISTRATION

Except as hereinafter changed or modified, the administration of the Electrical Code shall be as set forth in 8-1.01 Building Code Administration of this Code.

SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Title 8 Building Regulations, Chapter 10 of the City of Huntington Park Municipal Code shall be known as the Electrical Code of the City of Huntington Park, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”

101.3 Scope and Applicability The provisions of this Code shall apply to the erection, alteration, installation, repair, movement, improvement, removal connection or conversion of any electrical equipment and/or appliances or any other electrical work regulated by this Code within the City.

Exception: The provisions of this Code shall not apply to public utilities; or to electrical wiring for street lighting or traffic signals located primarily in a public way; or to mechanical equipment not specifically regulated in this Code. The provisions of this Code shall not apply to any electrical work performed by or for any electrical corporation, telephone corporation, telegraph corporation, railroad corporation or street railroad corporation on or with any electrical equipment owned or controlled and operated, or used

1 by and for the exclusive benefit of, such corporation in the conduit of its business as a
2 public utility, or to any other work which any such corporation may be entitled by law to
3 perform without payment of any local tax; but all provisions of this Code shall apply
4 insofar as they may consistently with the above be applicable to all other electrical work
5 performed by or for any such corporation.

6 The terms "electrical corporation", "telephone corporation", railroad corporation", and
7 "street railroad corporation" are herein used as said terms are respectively defined in the
8 Public Utility Code of the State of California; and such terms shall also be deemed to
9 include similar utilities which are municipally or governmentally owned and operated.

10 Where, in any specific case, different sections of this Code specify different materials,
11 methods of construction or other requirements, the most restrictive shall govern. Where
12 there is a conflict between a general requirement and a specific requirement, the specific
13 requirement shall be applicable.

14 In the event any differences in requirements exist between the accessibility requirements
15 of this Code and the accessibility requirements of the California Code of Regulations,
16 Title 24 (also referred to as the California Building Standards Code), then the California
17 Code of Regulations shall govern.

18 **106.1 Plan Check Requirements.** When required by the building official to verify
19 compliance with this Code, relevant laws, ordinances, rules and regulations; plans and,
20 when deemed necessary by the building official, calculations, and other required data shall
21 be submitted for plan review. The building official may require plans and calculations to
22 be prepared by an engineer registered by the State to practice as such. Only after the plans
23 have been approved may the applicant apply for an electrical permit for such work. The
24 building official may also require such plans be reviewed by other departments and/or
25 divisions of the City to verify compliance with the laws and ordinances under their
26 jurisdiction.

27 Separate Electrical Code plan review is required for any of the following:

- 28 1- To verify compliance with State energy requirements when such information is not
shown completely on the building plans;
- 2- Any installation of any equipment rated at 400 amperes or larger;
- 3- Any installation of a subpanel, switchboard or motor control center having a rating of
400 amperes or larger;
- 4- Any installation of a motor rated more than 10 HP;
- 5- Any installation of a transformer, generator, uninterruptable power supply (UPS),
phase converter, capacitor, rectifier or other separately derived system;
- 6- Any installation of a storage batteries;
- 7- Any installation of equipment rated above 600V;
- 8- All motion picture theaters;
- 9- Assembly rooms having an occupant load exceeding 500 occupants;
- 10- All gas stations, repair garages and similar locations classified as Hazardous in
Chapter 5 of this Code;
- 11- Spray booths;
- 12- Installation of lighting fixtures weighing more than 300 pounds;

13- Installation of any illuminated sign.

14- Any installation in a building of Type I-A, Type II-A , Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of an electrical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

106.3 Information Required on Electrical Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction 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 the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the electrical plans shall indicate the following:

- (1) A complete floor plan showing the location of the proposed service and all proposed subpanels, switchboards, panelboards and/or motor control centers. All required working space dimensions shall also be indicated where required by the building official;
- (2) A complete plan showing the layout, conductor size and insulation type for all proposed electric wiring in all parts of the building or structure;
- (3) A legend of all symbols used and a list of all abbreviations used;
- (4) A complete single line diagram with complete system grounding, water pipe bonding and other metal pipe bonding as required by the building official;
- (5) The location of all proposed outlet boxes for switches, lights, receptacles and similar devices in all parts of the building or structure;
- (6) The location, voltage and wattage or ampere rating for each noninductive piece of equipment;
- (7) The location, voltage and wattage or ampere rating for each transformers, capacitor, ballast, converter, frequency changer and/or similar equipment;
- (8) The location, voltage and horsepower rating for all motors, generators and similar equipment;
- (9) The horsepower rating for all disconnects protecting more than one motor or protecting any piece of HVAC equipment containing more than one motor;
- (10) Panel schedules for all proposed subpanels and similar equipment;
- (11) Lighting fixture schedule;
- (12) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where

1 a penetration will be made for electrical and communication conduits, pipes and similar
2 systems.

3 When deemed necessary by the building official, the first sheet of each set of plans shall
4 indicate the building Type of Construction as defined in the City Building Code and the
Electrical Code in effect on the date of plan check submittal.

5 **107.1 Electrical Permit Required.** No person shall erect, alter, install, repair, move,
6 improve, remove, connect or convert, or cause the same to be done, any electrical
equipment without first obtaining an electrical permit from the building official.

7 The issuance of a permit without first requiring a plan review shall not prevent the building
8 official from requesting plans deemed necessary to verify that the work performed under
9 said permit complies with this Code and all relevant laws, ordinances, rules and
regulations.

10 **107.2 Work Exempted from Electrical Permit.** An Electrical Permit shall not be
11 required for the following:

- 12 (1) Minor repair work such as the replacement of lamps, switches, receptacle devices
and sockets which were previously permitted and inspected under a valid electrical permit;
- 13 (2) Connection of portable generators, portable motors, appliances, tools, power
outlets and other portable equipment connected by means of a cord or cable having an
14 attachment plug to a permanently installed receptacle which. was previously permitted
and inspected under a valid electrical permit;
- 15 (3) Repair or replacement of overcurrent devices;
- 16 (4) The wiring for temporary theater, motion picture or television stage sets;
- 17 (5) The repair or replacement of ground, slab, floor or roof mounted fixed motors or
appliances of the same type and rating in the same location and which were previously
18 permitted and inspected under a valid electrical permit. Note: Suspended or wall mounted
equipment may be exempted from electrical permit requirements only after
documentation has been submitted to and reviewed by the building official for adequate
19 seismic anchorage. Separate building permit(s) may be required;
- 20 (6) That portion of electrical wiring, devices, appliances, apparatus, or equipment
operating at less than 25 volts and not capable of supplying more than 50 watts of energy;
- 21 (7) That portion of telephone, intercom, sound, alarm, control, communication and/or
signal wiring that is not an integral part of an appliance, and which operates at 30 volts or
22 less. Note: Separate permit may be required from the Fire Department;
- 23 (8) Temporary decorative lighting which is not installed for more than 90 days;
- 24 (9) The installation of temporary wiring for testing or experimental purposes within
suitable facilities specifically approved by the building official for such use.

25 Exemption from the permit requirements of this Code shall not be deemed to grant
26 authorization for any work to be done in any manner in violation of the provisions of other
laws or ordinances.

27 **8-10.02 LOS ANGELES COUNTY CODE, TITLE 27, ELECTRICAL CODE**
28 **ADOPTED**

1 Los Angeles County Electrical Code Article 90, Chapter 1 through 9, and Appendices A,
2 B, C, D, E, F, G, H, I and J, Title 27, The 2019 Los Angeles County Electrical Code, as
3 amended and in effect on or before January 1, 2020, adopting the 2019 California
4 Electrical Code, except as otherwise provided in said Title 27, is hereby adopted by
5 reference pursuant to the provisions of Sections 50022.1 through 50022. 10 of the
6 Government Code of the State of California as though fully set forth herein, and made a
7 part of the Huntington Park Municipal Code with the same force and effect as though set
8 out herein in full, including all of the regulations, revisions, conditions and terms
9 contained therein .

10 Not less than one copy of said Title 27 of the Los Angeles County Electrical Code together
11 with any and all amendments thereto proposed by the City of Huntington Park, has been
12 and is now filed in the office of the Building and Safety Division and shall be remain on
13 file with Building Official, and shall collectively be known as the *City of Huntington Park*
14 *Electrical Code* and may be cited as Title 8 Chapter 10 of the City of Huntington Park
15 Municipal Code.

16 **8-10.03 EFFECT OF ADOPTION**

17 The adoption of this Code and the repeal, addition or amendment of ordinances by this
18 code shall not affect the following matters:

- 19 (A) Actions and proceedings which began the effective date of this code.
- 20 (B) Prosecution for ordinance violations committed before the effective date of
21 this code.
- 22 (C) Licenses and penalties due and unpaid at the effective date of this code, and
23 the collection of these licenses and penalties.
- 24 (D) Bonds and cash deposits required to be posted, filed or deposited pursuant
25 to any ordinance.
- 26 (E) Matters of record which refer to or are connected with ordinances the
27 substances of which are included in this code; these references shall be construed
28 to apply to the corresponding provisions of the code.

29 **8-10.04 PENALTY; VIOLATIONS.**

30 (A) ***General penalty; continuing violations.*** Every act prohibited or declared unlawful
31 and every failure to perform an act required by this code is a misdemeanor or an infraction
32 as set forth in the said respective pertinent sections of this code and any person causing or
33 permitting a violation of any such section of said code shall be subject to the penalties
34 ascribed to each such section as set forth herein. Where silent as to whether a violation is
35 a misdemeanor or infraction, the City Attorney may prosecute such violation as either a
36 misdemeanor or infraction in his/her discretion.

37 (B) ***Violations including aiding, abetting, and concealing.*** Every person who causes,
38 aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

39 (C) ***Enforcement by civil action.*** In addition to the penalties provided herein, the said
40 code may be enforced by civil action. Any condition existing in violation of this code is a
41 public nuisance and may be summarily abated by the city.

TITLE 8
BUILDING REGULATIONS
CHAPTER 11
MECHANICAL CODE

8-11.01 MECHANICAL CODE ADMINISTRATION

Except as hereinafter changed or modified, the administration of the Mechanical Code shall be as set forth in 8-1.01 Building Code Administration of this Code.

SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Title 8 Building Regulations, Chapter 11 of the City of Huntington Park Municipal Code shall be known as the Mechanical Code of the City of Huntington Park, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”

101.3 – SCOPE. The provisions of this Code shall apply to the erection, alteration, installation, repair, relocation, movement, improvement, removal connection or conversion, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances mechanical equipment and/or appliances or any other mechanical work regulated by this Code within the City. Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

In the event, any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

106.1 Plan Check Requirements. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations; plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a mechanical permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

Separate Mechanical Code plan review is required for any of the following:

- (a) To verify compliance with State energy requirements when such information is not shown completely on the building plans;
- (b) Installations where the aggregate BTU input capacity for either comfort heating or comfort cooling is more than 500,000 BTU;
- (c) Type I or Type II commercial hoods;
- (d) Parking garage exhaust ventilation systems;
- (e) Product conveying duct system;
- (f) Spray booths;

- (g) Stair pressurization systems;
- (h) Installation of fire dampers, smoke dampers and/or combination smoke/fire dampers;
- (i) Air moving systems supplying air in excess of 2000 cfm and where smoke detectors are required in the duct work;
- (j) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a mechanical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

106.3 Information Required on Mechanical plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction 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 the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the mechanical plans shall indicate the following:

- (a) A complete floor plan showing the location of all proposed mechanical equipment, duct work, vents, etc.;
- (b) A complete plan showing the layout, diameter and material of all proposed piping;
- (c) A legend of all symbols used and a list of all abbreviations used;
- (d) The location of all proposed inlets, outlets, diffusers, etc.;
- (e) The btu/Hr and/or cfm rating of all equipment;
- (f) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for mechanical piping and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the Building Code and the Mechanical Code in effect on the date of plan check submittal.

107.1 Mechanical permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, any mechanical equipment without first obtaining a mechanical permit from the building official.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

107.2 Work Exempted from Mechanical permit. A mechanical permit shall not be required for the following:

- 1 (a) Installation of portable appliances or equipment used for heating ventilating, or
2 cooling (refrigeration or evaporative) which does not require either a Building Permit or
3 an Electrical Permit to install;
- 4 (b) Repair or replacement of steam, hot, or chilled water piping, and refrigeration
5 piping which were previously permitted and inspected under a valid mechanical permit;
- 6 (c) Repair or replacement of components to a refrigeration system which were
7 previously permitted and inspected under a valid Mechanical permit.
- 8 (d) Repair or replacement of any component, part or assembly of an appliance which
9 does not alter its original approval and complies with the other applicable requirements of
10 this Code;
- 11 (e) Any unit refrigerating system.
- 12 Exemption from the permit requirements of this Code shall not be deemed to grant
13 authorization for any work to be done in any manner in violation of the provisions of other
14 laws or ordinances.

10 **8-11.02 LOS ANGELES COUNTY CODE, TITLE 29, MECHANICAL** 11 **CODE ADOPTED**

12 Los Angeles County Mechanical Code Chapter 2 through Chapter 17 and Appendices B,
13 C and D, Title 29, the 2019 Los Angeles County Mechanical Code, as amended and in
14 effect on or before January 1, 2020, adopting the 2019 California Mechanical Code, is
15 hereby adopted by reference pursuant to the provisions of Sections 50022.1 through
16 50022.10 of the Government Code of the State of California as though fully set forth
17 herein, and made a part of the Huntington Park Municipal Code with the same force and
18 effect as though set out herein in full, including all of the regulations, revisions, conditions
19 and terms contained therein.

17 Not less than one copy of said Title 29 of the Los Angeles County Mechanical Code
18 together with any and all amendments thereto proposed by the City of Huntington Park,
19 has been and is now filed in the office of the Building and Safety Division and shall be
20 remain on file with Building Official, and shall collectively be known as the *City of
Huntington Park Mechanical Code* and may be cited as Title 8 Chapter 11 of the City of
Huntington Park Municipal Code.

21 **8-11.03 EFFECT OF ADOPTION**

22 The adoption of this code and the repeal, addition or amendment of ordinances by this
23 code shall not affect the following matters:

- 23 (A) Actions and proceedings which began the effective date of this code.
- 24 (B) Prosecution for ordinance violations committed before the effective date of
25 this code.
- 26 (C) Licenses and penalties due and unpaid at the effective date of this code, and
27 the collection of these licenses and penalties.
- 28 (D) Bonds and cash deposits required to be posted, filed or deposited pursuant
to any ordinance.
- (E) Matters of record which refer to or are connected with ordinances the
substances of which are included in this code; these references shall be construed
to apply to the corresponding provisions of the code.

1
2 **8-11.04 PENALTY; VIOLATIONS.**

3 **(A) General penalty; continuing violations.** Every act prohibited or declared unlawful
4 and every failure to perform an act required by this code is a misdemeanor or an infraction
5 as set forth in the said respective pertinent sections of this code and any person causing or
6 permitting a violation of any such section of said code shall be subject to the penalties
ascribed to each such section as set forth herein. Where silent as to whether a violation is
a misdemeanor or infraction, the City Attorney may prosecute such violation as either a
misdemeanor or infraction in his/her discretion.

7 **(B) Violations including aiding, abetting, and concealing.** Every person who causes,
8 aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

9 **(C) Enforcement by civil action.** In addition to the penalties provided herein, the said
10 code may be enforced by civil action. Any condition existing in violation of this code is a
11 public nuisance and may be summarily abated by the city.

12 **SECTION 3: Findings of local conditions.** The Huntington Park City Council hereby
13 finds, determines and declares that those certain amendments to the State Building Code made by
14 the County of Los Angeles are appropriate and necessary to meet local conditions existing in the
15 City of Huntington Park, and this Council hereby further finds, determines and declares that each
such change is required for the protection of the public safety and is reasonably necessary because
of local climatic, geological conditions.

16 **SECTION 4: Continuation of existing law.** Where they are substantially the same as
17 existing law, the provisions of the City of Huntington Park Building Code shall be considered
continuations of existing law and shall not be considered new enactments.

18 **SECTION 5: Maintenance and distribution of code.** Not less than one copy of the
19 City of Huntington Park Building Code, duly certified by the City Clerk, shall be kept on file in
the office of the City Clerk for 15 days for the examination and use by the public. Amendments
20 to this code shall be noted by ordinance number on the appropriate pages of such code of this
code and one complete file of amendatory ordinances, indexed for ready reference, shall be
21 maintained in the office of the City Clerk for use and examination by the public. Distribution or
22 sale of additional copies of this code shall be made as directed by the City Council. In addition,
one copy of said City of Huntington Park Building Code may likewise be maintained by the
23 Community Development Department for examination and use by the public.

24 **SECTION 6: Catchlines of sections.** The catchlines of the several sections of this code
25 printed in boldface type are intended as mere catchwords to indicate the contents of the section
and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor,
26 unless expressly so provided, shall they be so deemed when any of such sections, including the
catchlines, are amended or reenacted.

27 **SECTION 7:** If any section, subsection, subdivision, paragraph, sentence, clause or
28 phrase in this Chapter, or any part thereof is for any reason, held to be unconstitutional or invalid

1 or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
2 effectiveness or the remaining portions of this chapter or any part thereof. The City Council
3 hereby declares that it would have passed each section, subsection, subdivision, paragraph,
4 sentence, clause or phrase thereof irrespective of the fact that any one or more subsections,
subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid or
ineffective.

5 **SECTION 8:** This Ordinance shall take effect thirty (30) days after its final passage by
6 the City Council.

7 **SECTION 9:** The City Clerk shall certify to the passage of this ordinance and shall cause
8 it to be published according to legal requirements.

9 **SECTION 10:** The Building Official shall file this ordinance with the California Building
10 Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.

11 **PASSED, APPROVED AND ADOPTED** this ____ day of _____, 2020.

12
13
14 _____
Karina Macias, Mayor

15 ATTEST:

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17 _____
Donna G. Schwartz, CMC
18 City Clerk
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ATTACHMENT “B”

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The recitals set forth herein above are adopted as findings of the City Council.

SECTION 2: The purpose of this ordinance is to amend the Huntington Park Municipal Code by adopting by reference, and amending where necessary, that certain ordinances of the County of Los Angeles Codes, 2019 California Building, Residential, Electrical, Mechanical, Plumbing, Existing Building, which adopt by reference California Code California Building, Residential, Electrical, Mechanical, Plumbing, and Existing Building Codes (Title 24, Parts 2, 2.5, 3, 4, 5, and 10) and which make amendments, additions and deletions thereto. Therefore, the Huntington Park Municipal Code is hereby amended by repealing therefrom the Chapters 1, 1A, 1B, 5, 10, 11 of Title 8 and replacing it with new Chapters 1, 4, 5, 7, 10 and 11 in lieu thereof, to read as follows:

**TITLE 8
BUILDING REGULATIONS
CHAPTER 1
BUILDING CODE**

8-1.01 BUILDING CODE ADMINISTRATION

SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Title 8 Building Regulations, Chapter 1 of the City of Huntington Park Municipal Code shall be known as the Building Code of the City of Huntington Park, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”

101.2 Purpose and Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.

This Code shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.

This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

101.3 Scope and Applicability. The provisions of this Code shall apply to the erection, construction, enlargement, alteration, installation, reconstruction, repair, movement, improvement, connection, conversion, demolition, use and occupancy of any building, structure or premises, or portion thereof, and grading within the City.

The provisions of this Code shall not apply to work located primarily in a public way other than pedestrian protection structures required by Chapter 33; public utility towers and poles; equipment not specifically regulated in this Code; hydraulic flood control structures; work exempted by Section 107.2; or minor work of negligible hazard to life specifically exempted by the building official. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Section 109 and Existing Building Code of the City of Huntington Park.

Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the Residential Code as amended and adopted by the City of Huntington Park.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and referenced codes and standards, the provisions of this Code shall apply.

The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law.

In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

102 - UNSAFE BUILDINGS

102.1 Definition. All buildings or structures which are structurally unsound or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health, or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage, lacking an approved water supply, hazardous electrical, unsafe gas piping or appliances or abandonment as specified in this Code or any other effective ordinance, are, for the purpose of this Chapter, unsafe buildings. Whenever the Building Official determines by inspection that a building or structure, whether structurally damaged

1 or not, is dangerous to human life by reason of being located in an area which is
2 unsafe due to hazard from landslide, settlement, or slippage or any other cause,
3 such building shall, for the purpose of this Chapter, be considered an unsafe
4 building.

5 No person shall own, use, occupy or maintain any unsafe building.

6 All unsafe buildings are hereby declared to be public nuisances. In addition to
7 instituting any appropriate action to prevent, restrain or correct a violation of this
8 section, the Building Official may abate an unsafe condition or order that the
9 unsafe condition be secured, repaired, rehabilitated, demolished or removed as
10 deemed necessary by the Building Official in accordance with the procedure
11 specified in this Code.

12 As used in this Chapter "party concerned" means the person, if any, in real or
13 apparent charge and control of the premises involved, the record owner, the holder
14 of any mortgage, trust deed or other lien or encumbrance of record, the owner or
15 holder of any lease of record, the record holder of any other estate or interest in or
16 to the building or structure or the land upon which it is located.

17 **102.2 Notice of Unsafe Building.** The Building Official shall examine or cause
18 to be examined every building or structure or portion thereof reported as dangerous
19 or damaged and, if, in the Building Official's opinion, such is found to be an unsafe
20 building as defined in this Chapter, the Building Official shall give to the party
21 concerned written notice stating the defects thereof. This notice may require the
22 owner or person in charge of the building or premises to;

- 23 1. Immediately remove, backfill, shore up or secure such unsafe condition,
24 and/or
- 25 2. Within 48 hours, apply for required permit(s) and commence either the
26 required repairs or improvements or demolition and removal of the
27 building or structure or portions thereof.

28 All such work shall be completed within 90 days from date of notice, unless
otherwise stipulated by the Building Official. If necessary, such notice shall also
require the building, structure, or portion thereof to be vacated forthwith and not
reoccupied until the required repairs and improvements are completed, inspected
and approved by the Building Official.

Proper service of such notice shall be by personal service or by registered or
certified mail upon every party concerned. In the event the Building Official, after
reasonable effort, is unable to serve the notice as specified above, proper service
shall be by posting on the structure a copy of the notice.

The designated period within which the owner or person in charge is required to
comply with such notice shall begin as of the date the owner or person in charge
receives such notice by personal service or registered or certified mail. If such
notice is by posting, the designated period shall begin ten days following the date
of posting.

The failure of any owner or other person to receive such notice shall not affect in
any manner the validity of any proceedings taken hereunder.

1 A person notified to vacate an unsafe building by the Building Official shall vacate
2 within the time specified in the order.

3 The Building Official may record a notice of violation with the County Recorder's
4 Office that the building or structure described has been inspected and found to be
5 an unsafe building, as defined in this Chapter, and that the owner thereof has been
6 so notified. After all required work has been completed, upon request and payment
7 of required fee(s) the Building Official shall record a notice rescinding the prior
8 notice of violation with the County Recorder's Office .

9 **102.3 Posting of Signs.** The Building Official shall cause to be posted on
10 buildings required to be vacated or remain unoccupied a notice to read
11 substantially as follows: " Restricted Use" or "Unsafe – Do Not Enter or Occupy"
12 as described in Section 102.6 . All placards shall read "Building and Safety
13 Division, City of Huntington Park"

14 Such notice shall be posted at the main entrance and shall be visible to persons
15 approaching the building or structure from a street. Such notice shall remain posted
16 until the required repairs, demolition or removal are completed. Such notice shall
17 not be removed without written permission of the Building Official and no person
18 shall enter the building except for the purpose of making the required repairs or of
19 demolishing the building.

20 **102.4 Unsafe Buildings: Hearing.**

21 **102.4.1 Right of hearing.** The party concerned or the Building Official may
22 request a hearing regarding the unsafe condition of the building or structure. The
23 request by the interested party shall be made in writing to the Building Official
24 within 30 days of the date of the notice of the unsafe condition. A hearing shall be
25 requested by the Building Official prior to demolition or repair of an unsafe
26 building by the City except when such demolition or repair is done under the
27 emergency procedure set forth in this Chapter.

28 All interested parties who desire to be heard may appear before the Building Board
of Appeals to show cause why the building or structure should not be ordered
repaired, vacated and repaired, or demolished.

102.4.2 Notice of hearing. Not less than ten days prior to the hearing, the
Building Official shall serve or cause to be served either in the manner required
by law for the service of summons or by first class mail, postage prepaid, a copy
of the notice of hearing upon every party concerned.

102.4.3 Form and contents of notice. The notice of hearing shall state:

1. The street address and a legal description sufficient for identification of the premises upon which the building or structure is located.
2. The conditions because of which the Building Official believed that the building or structure is an unsafe building.
3. The date, hour and place of the hearing.

1 **102.4.4 Posting of notice.** The Building Official shall post one copy of the
2 notice of hearing in a conspicuous place on the unsafe building involved, not less
3 than ten days prior to the hearing.

4 **102.4.5 Hearing by Building Board of Appeals.** The Building Board of
5 Appeals shall hold a hearing and consider all competent evidence offered by any
6 person pertaining to the matters set forth in the report of the Building Official.
7 The Building Board of Appeals shall make written findings of fact as to whether
8 or not the building or structure is an unsafe building as defined in this Chapter.
9 When determined by the Building Official, the Building Rehabilitation Appeals
10 Board shall hold the hearing in lieu of the Building Board of Appeals.

11 **102.4.6 Order.** If the Building Board of Appeals finds that the building or
12 structure is an unsafe building, it shall make an order based on its finding that:

- 13 1. The building or structure is an unsafe building and directing that
14 repairs be made and specifying such repairs, or
- 15 2. The building or structure is an unsafe building and directing that it
16 be vacated and that specified repairs be made, or
- 17 3. The building or structure is an unsafe building and directing that it
18 shall be vacated and demolished.

19 The order shall state the time within which the work required must be commenced,
20 which shall not be less than 10 nor later than 30 days after the service of the order.
21 The order shall state a reasonable time within which the work shall be completed.
22 The Building Board of Appeals for good cause may extend the time for completion
23 in writing.

24 The order shall be served upon the same parties and in the same manner as required
25 by Section 102.4.2 for the notice of hearing. It shall also be conspicuously posted
26 on or about the building or structure.

27 **102.5 Unsafe Buildings: Demolition or Repair.**

28 **102.5.1 Work by City.** If the repairs or demolition necessary to remove the
unsafe condition as set forth in the Notice of Unsafe Building is not made within
the designated period and a hearing has not been requested by any party concerned,
the Building Official shall request that a hearing be held regarding the unsafe
condition. If the finding by the Building Board of Appeals is not complied with
within the period designated by the Board, the Building Official may then secure
or demolish such portions of the structure, or may cause such work to be done, to
the extent necessary to eliminate the hazard determined to exist by the Building
Board of Appeals.

102.5.2 Emergency procedure. Whenever any portion of a structure
constitutes an immediate hazard to life or property, and in the opinion of the
Building Official, the conditions are such that repairs, or demolition must be
undertaken within less than the designated period, the Building Official may take
necessary action, such as performing alterations, repairs, and/or demolition of the
structures, to protect life or property, or both, after giving such notice to the parties

concerned as the circumstances will permit or without any notice whatever when, in the Building Official's opinion, immediate action is necessary.

102.5.3 Costs. The costs incurred by actions taken pursuant to Sections 102.5.1 and 102.5.2 including the entire cost of the services rendered by the County, shall be a special assessment against the property upon which the structure stood. The Building Official shall notify, in writing, all parties concerned of the amount of such assessment resulting from such work. Within five days of the receipt of such notice, any such party concerned may file with the Building Official a written request for a hearing on the correctness or reasonableness, or both, of such assessment. Any party concerned who did not receive a notice pursuant to Section 102.2 and who has not had a hearing on the necessity of the demolition or repairs in such request for hearing also may ask that such necessity be reviewed. The Building Board of Appeals thereupon shall set the matter for hearing; give such party concerned notice thereof as provided in Section 102.4.2; hold such hearing and determine the reasonableness or correctness of the assessment, or both; and if requested, determine the necessity of the demolition or repairs. The Building Board of Appeals, in writing, shall notify such party concerned of its decision. If the total assessment determined as provided for in this section is not paid in full within 10 days after receipt of such notice from the Building Official or the Building Board of Appeals, as the case may be, the Building Official shall record in the office of the Department of Registrar-Recorder a statement of the total balance still due and a legal description of the property. From the date of such recording, such balance due shall be a special assessment against the parcel. The assessment shall be collected at the same time and in the same manner as ordinary City taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary City taxes. All the laws applicable to the levy, collection and enforcement of City taxes shall be applicable to such special assessment.

102.5.4 Interference Prohibited. A person shall not obstruct, impede, or interfere with the Building Official or any representative of the Building Official, or with any person who owns or holds any estate or interest in any unsafe building which has been ordered by the Building Board of Appeals to be repaired, vacated and repaired, or vacated and demolished or removed, whenever the Building Official or such owner is engaged in repairing, vacating and repairing, or demolishing any such unsafe building pursuant to this Chapter, or is performing any necessary act preliminary to or incidental to such work, or authorized or directed pursuant hereto.

102.5.5 Prosecution. In case the owner shall fail, neglect or refuse to comply with the notice to repair, rehabilitate, or to demolish and remove said building or structure or portion thereof, the Building Official shall cause the owner of the building to be prosecuted as a violator of this Code.

102.6 Posting of signs for damage assessment. The building official shall cause placard(s) to be posted on buildings upon completion of a safety assessment. All placards shall read "Building and Safety Division, City of Huntington Park"

The placards shall also indicate the condition of the structure for continued occupancy, and shall read substantially as follows:

1. “INSPECTED – Lawful Occupancy Permitted” (green placard) shall be posted on any building or structure wherein 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. “RESTRICTED USE” (yellow placard) shall be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. This placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.

3. “UNSAFE – Do Not Enter or Occupy” (red placard) shall be posted on each building or structure that has been damaged such that the continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Building Official, or his or her authorized representative. This placard is not to be used or considered as a demolition order. This placard will note in general terms the type of damage encountered.

Such notice shall be posted at the main entrance(s) and shall be visible to persons approaching the building or structure from a street. Such notice shall remain posted until the required repairs, demolition or removal are completed. Such notice shall not be removed without written permission of the Building Official and no person shall enter the building except for the purpose of making the required repairs or of demolishing the building.

103 - VIOLATIONS AND PENALTIES

103.1 Compliance with Code. It shall be unlawful for a person to erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, equip, or perform any other work on any building or structure or portion thereof, or perform any grading in the City, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

103.2 Violation. It shall be unlawful for any person to own, use, occupy or maintain any building or structure or portion thereof, in the City, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

103.3 Penalty. Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than \$1,000, (one thousand dollars) or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this Section are in addition to and independent

1 of any other sanctions, penalties or costs which are or may be imposed for a
2 violation of any of the provisions of this Code.

3 **103.4 Recordation of Violation.**

4 **103.4.1 General.** The Building Official may record a notice with the County
5 Recorder's Office that a property, building, or structure, or any part thereof, is in
6 violation of any provision of this Code provided that the provisions of this Section
are complied with. The remedy provided by this Section is cumulative to any other
enforcement actions permitted by this Code.

7 **103.4.2 Recordation.** If (1) the Building Official determines that any property,
8 building, or structure, or any part thereof is in violation of any provision of this
9 Code; and if (2) the Building Official gives written notice as specified below of
10 said violation; then the Building Official may have sole discretion to, at any time
11 thereafter, record with the County Recorder's Office a notice that the property
12 and/or any building or structure located thereon is in violation of this Code.
13 Following the recordation of the notice of violation the Building Official is not
required to conduct an inspection or review of the premises to determine the
continued existence of the cited violation. It is the responsibility of the property
owner, occupant or other similarly interested private party to comply with the
above provisions.

14 **103.4.3 Notice.** The written notice given pursuant to this Section shall indicate:

- 15 1. The nature of the violation(s); and
- 16 2. That if the violation is not remedied to the satisfaction of the Building
17 Official, the Building Official may, at any time thereafter, record with the County
18 Recorder's Office a notice that the property and/or any building or structure located
thereon is in violation of this Code. The notice shall be posted on the property and
shall be mailed to the owner of the property as indicated on the last equalized
County Assessment roll. The mailed notice may be by registered, certified, or first-
class mail.

19 **103.4.4 Rescission.** Any person who desires to have recorded a notice
20 rescinding the notice of violation must first obtain the necessary approvals and
21 permit(s) to correct the violation. Once the Building Official determines that the
work covered by such permit(s) has been satisfactorily completed, the Building
22 Official may record a notice rescinding the prior notice of violation.

23 **Section 103.5 Costs.** Any person who violates any provision of this Code shall be
24 responsible for the costs of any and all Code enforcement actions taken by the
Building Official in response to such violations. These costs shall be based on the
25 amounts specified in Section 115.

26 **103.6 Work Without Permit.** Whenever any work has been commenced without
27 a permit as required by the provisions of this Code, a special investigation shall be
made prior to the issuance of the permit. An investigation fee specified as per
28 Section 115 shall be collected for each permit so investigated.

Exception: When the building official has determined that the owner-builder of a one- or two-family dwelling, accessory building or accessory structure had no knowledge that a permit was necessary and had not previously applied for a permit from the Building Division of the City of Huntington Park the investigation fee shall be specified as per the Section 115.

The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

For additional provisions applicable to grading, see Appendix J.

103.7 Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

For additional provisions applicable to grading, see Appendix J.

104 - ORGANIZATION AND ENFORCEMENT

104.1 Building Division. There is hereby established a division in the City Development Services Department to be known and designated as the Building Division.

104.2.1 General. The building official is hereby authorized and directed to enforce all the provisions of this Code, including the Electrical Code, the Plumbing Code, Mechanical Code, Residential Code, Energy Code, Existing Building Code and Green Building Standards, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

The building official shall classify every building or portion thereof into one of the occupancies set forth in Chapter 3 of this Code according to its use or the character of its occupancy.

The Building Official shall also classify every building into one of the types of construction set forth in Chapter 6 of this Code.

104.2.1.1 The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

104.2.2 Deputies. With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

104.2.3 Right of entry.

104.2.3.1 Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code or other applicable law, or whenever the Building Official or an authorized representative has reasonable cause to believe that there exists in any building, structure, or grading, or upon any premises any condition which makes such building, structure, or grading, or premises hazardous, unsafe, or dangerous for any reason specified in this Code or other similar law, the Building Official or an authorized representative hereby is authorized to enter such property at any reasonable time and to inspect the same and perform any duty imposed upon the Building Official by this Code or other applicable law; provided that (i) if such property is occupied, then the Building Official shall first present proper credentials to the occupant and request entry explaining the reasons therefor; and (ii) if such property is unoccupied, then the Building Official shall first make a reasonable effort to locate the owner or other persons having charge or control of the property and request entry, explaining the reasons therefor.

If such entry cannot be obtained because the owner or other person having charge or control of the property cannot be found after due diligence or if entry is refused, then the Building Official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the property.

104.2.3.2 Notwithstanding the foregoing, if the Building Official or an authorized representative has reasonable cause to believe that the building or grading or premises is so hazardous, unsafe, or dangerous as to require immediate inspection to safeguard the public health or safety, the Building Official shall have the right to immediately enter and inspect such property, and may use any reasonable means required to effect such entry and make such inspection, whether such property is occupied or unoccupied and whether or not permission to inspect has been obtained. If the property be occupied, the Building Official shall first present credentials to the occupant and demand entry, explaining the reasons therefor and the purpose of the inspection.

104.2.3.3 "Authorized representative" shall include the officers named in section 104.2.2 and their authorized inspection personnel.

1 **104.2.3.4** No person shall fail or refuse, after proper demand has been made upon
2 such person as provided in this subsection, to promptly permit the Building
3 Official or an authorized representative to make any inspection provided for by
4 Subsection 104.2.3.2. Any person violating Section 104.2.3 shall be guilty of a
5 misdemeanor.

6 **104.2.4 Stop orders.** Whenever any building or grading work is being done
7 contrary to the provisions of this Code, or other pertinent laws or ordinances
8 implemented through the enforcement of this Code, the Building Official may
9 order the work stopped by notice in writing served on any persons engaged in the
10 doing or causing such work to be done, and any such persons shall forthwith stop
11 such work until authorized by the Building Official to proceed with the work.

12 **104.2.5 Occupancy violations.** Whenever any structure or portion thereof is
13 being used contrary to the provisions of this Code, or other pertinent laws or
14 ordinances, or whenever any structure or portion thereof which was built contrary
15 to the provisions of this Code or other pertinent laws or ordinances, is being used
16 or occupied, the Building Official may order such use discontinued and the
17 structure, or portion thereof, vacated by notice served on any person causing such
18 use to be continued. Such person shall discontinue the use within 10 days after
19 receipt of such notice to make the structure, or portion thereof, comply with the
20 requirements of this Code, provided, however, that in the event of an unsafe
21 building Section 102 shall apply.

22 **104.2.6 Liability.** The liability and indemnification of the Building Official and
23 any subordinates are governed by the provisions of Division 3.6 of Title 1 of the
24 Government Code.

25 **104.2.7 Modifications.** Whenever there are practical difficulties involved in
26 carrying out the provisions of this Code, the building official may grant
27 modifications, on a case-by-case basis, provided the building official shall first
28 find that a special individual reason makes the strict letter of this Code, relevant
laws, ordinances, rules and regulations impractical and that the modification is in
conformity with the spirit and purpose of this Code, relevant laws, ordinances,
rules and regulations, and that such modification does not lessen any fire
protection or other life safety-related requirements or any degree of structural
integrity. The details of any action granting modifications shall be recorded and
entered in the files of the City.

A written application for the granting of such modifications shall be submitted
together with a filing fee established by separate fee resolution or ordinance.

For additional provisions, applicable to grading, see Appendix J.

104.2.8 Alternate materials, design and methods of construction. The
provisions of this Code, relevant laws, ordinances, rules and regulations are not
intended to prevent the use of any material, appliances, installation, device,

1 arrangement, method, design or method of construction not specifically prescribed
2 by this Code, provided any such alternate has been approved.

3 The building official may approve on a case-by-case basis any such alternate,
4 provided that he or she finds that the proposed design is satisfactory and complies
5 with the provisions of this Code and finds that the material, method or work
6 offered is, for the purpose intended, at least the equivalent of that prescribed in this
7 Code, relevant laws, ordinances, rules and regulations in quality, strength,
effectiveness, fire resistance and other life-safety factors, durability, planning and
design, energy, material resource efficiency and conservation, environmental air
quality, performance, water and sanitation.

8 The building official shall require that sufficient evidence or proof be submitted
9 to substantiate any claims that may be made regarding its use.

10 A written application for use of an alternate material, design or method of
11 construction shall be submitted together with a filing fee established by separate
fee resolution or ordinance.

12 For additional provisions, applicable to grading, see Appendix J.

13 **104.2.9 Tests.** Whenever there is insufficient evidence of compliance with the
14 provisions of this Code or evidence that any material or any construction does not
15 conform to the requirements of this Code, or in order to substantiate claims for
16 alternate materials or methods of construction, the Building Official may require
tests as proof of compliance to be made at the expense of the owner or the owner's
agent by an approved agency.

17 Test methods shall be as specified by this Code for the material in question. If
18 there are no appropriate test methods specified in this Code, the Building Official
shall determine the test procedure.

19 Reports of such test shall be retained by the Building Official in accordance with
the City's guidelines for the retention of public records.

20 **104.2.10 Cooperation of other officials.** The Building Official may request,
21 and shall receive so far as may be necessary in the discharge of his or her duties,
the assistance and cooperation of other officials of the City.

22 **104.2.11 Demolition.** Whenever the term "demolition" or "demolish" is used
23 in this Code it shall include the removal of the resulting debris from such
24 demolition the proper abandonment of any sewer or sewage disposal system when
applicable, and the protection or filling of excavations exposed by such demolition
as may be required by this Code or other ordinances or laws.

25
26 **104.2.12 Service.** Whenever in this Code a notice is required to be served by
27 personal service or by registered or certified mail, it shall be deemed a reasonable
28 effort has been made to serve such notice when registered or certified letters have
been mailed to the address of the interested party as shown on the official record
and on the record of the County Assessor. When an address is not so listed or

1 contact cannot be made at the listed address, the service shall be by posting on the
2 structure a copy of the notice.

3 **104.2.13 Amendments to Ordinances.**

4 Whenever any reference is made to any other ordinance such reference shall be
deemed to include all future amendments thereto.

5 **104.2.14 Validity.** If any section, subsection, sentence, clause or phrase of this
6 ordinance is, for any reason, held to be invalid, such decision shall not affect the
7 validity of the remaining portions of this ordinance. The City Council hereby
8 declares that it would have passed this ordinance, and each section, subsection,
clause or phrase thereof, irrespective of the fact that any one or more sections,
subsections, sentences, clauses and phrases be declared invalid.

9 **104.3 Definitions.** In additions to the definitions specified in Chapter 2 of this
10 Code, the following certain terms, phrases, words and their derivatives shall be
11 construed as specified in this section. Terms, phrases and words used in the
masculine gender include the feminine and the feminine the masculine.

12 In the event of conflicts between these definitions and definitions that appear
13 elsewhere in this Code, these definitions shall govern and be applicable.

14 **BOARD OF SUPERVISORS** shall mean the City of Huntington Park City
Council.

15 **BUILDING CODE** shall mean the Los Angeles County Code Title 26 as adopted
16 and amended by the City of Huntington Park.

17 **BUILDING DIVISION or BUILDING DEPARTMENT** shall mean the
18 Building Division of the City of Huntington Park.

19 **BUILDING OFFICIAL** shall mean the Building Official of the Building and
20 Safety Division or other designated authority charged with the administration and
enforcement of this Code, or his/her's duly authorized representative.

21 **BUILDING REHABILITATION APPEALS BOARD** shall mean the City of
22 Huntington Park City Council.

23 **CALGREEN** see Green Building Standards Code definition.

24 **COUNTY** may mean City of Huntington Park or Los Angeles County depending
25 on the context.

26 **DEMOLITION** Whenever the term *demolition* or *demolish* is used in this Code,
27 it shall include the removal of the resulting debris from such demolition and the
28 protection or filling of excavations exposed by such demolition as may be required
by this Code, relevant laws, ordinances, rules and/or regulations.

ELECTRICAL CODE shall mean the Los Angeles County Code Title 27 as adopted and amended by the City of Huntington Park.

ENERGY CODE shall mean California Code of Regulations Title 24, Part 6.

EXISTING BUILDING CODE shall mean the Los Angeles County Code Title 33 as adopted and amended by the City of Huntington Park.

FACTORY-BUILT STRUCTURE shall mean buildings or structures that meet all of the following criteria:

(1) fabrication on an off-site location under the inspection of the State, for which the State inspection agency has attested to compliance with the applicable State laws and regulations by the issuance of an insignia;

(2) the bearing of the State insignia and that have not been modified since fabrication in a manner that would void the State approval; and for which the City has been relieved by statute of the responsibility for the enforcement of laws and regulations of the State of California or the City.

FIRE CODE shall mean the California Code of Regulations Title 24, Part 9, as adopted and amended by the County of Los Angeles Fire Department.

GREEN BUILDING STANDARDS CODE shall mean California Code of Regulations Title 24, Part 11.

HEALTH CODE or LOS ANGELES COUNTY HEALTH CODE shall mean the County of Los Angeles Health Department.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT shall mean either the City of Huntington Park Public Works Department or the Los Angeles County Flood Control District.

MECHANICAL CODE shall mean the Los Angeles County Code Title 29 as adopted and amended by the City of Huntington Park.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT shall mean a permit issued as required by the Federal Clean Water Act in order to protect receiving waters. The NPDES permit requires controls to reduce the discharge of pollutants into storm drains, channels or natural watercourses.

NONINSPECTED WORK shall mean any erection, construction, enlargement, alteration, repair, movement, improvement, removal, connection, conversion, demolition or equipping for which a permit was first obtained, pursuant to Section 107, but which has progressed beyond the point indicated in successive inspections, including but not limited to inspections set forth in Section 117, without first obtaining inspection by and approval of the building official.

PLUMBING CODE shall mean the Los Angeles County Code Title 28 as adopted and amended by the City of Huntington Park.

RESIDENTIAL BUILDING CODE shall mean the Los Angeles County Code Title 30 as adopted and amended by the City of Huntington Park.

ROAD COMMISSIONER shall mean the City Engineer.

UNINCORPORATED PORTION OF THE COUNTY OF LOS ANGELES shall mean the City of Huntington Park.

UNPERMITTED STRUCTURE shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required approval(s) and permit(s) having first been obtained from the building official.

SECTION 105 APPEALS BOARDS

105.1 Technical Interpretations Appeals Board. When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 calendar days from the date of the action being appealed.

The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to building construction. One member shall be a practicing architect, one a competent builder, one a lawyer and two shall be civil or structural engineers, each of whom shall have had at least ten years experience as an architect, builder, lawyer or structural designer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

105.2 Accessibility Appeals Board. In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also

known as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of the California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

105.3 Limitations of Authority. Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, other than Section 102, nor shall the board be empowered to waive requirements of this Code.

105.4 Appeals Board Fees. A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section. All requests to appeal determinations, orders or actions of the building official or to seek modifications of previous orders of the appeals boards shall be presented in writing.

SECTION 106 BUILDING PLAN REQUIREMENTS

106.1 General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans, and when deemed necessary by the building official, calculations, geological or engineering reports and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer or architect licensed or registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a building permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

When authorized by the building official, complete plans and calculations need not be submitted for the following work when information sufficient to clearly define the nature and scope of the work are submitted for review:

1. One-story buildings of Type V conventional wood-stud construction with an area not exceeding 600 square feet;
2. Work deemed by the building official as minor, small and/or unimportant work.

Where applicable, submittals shall include special inspection requirements and structural observation requirements as required by Chapter 17.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a civil engineer, structural engineer, mechanical engineer, electrical engineer, soils engineer or architect registered or certified to practice in the State of California when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

For buildings exceeding 160 feet (48.77 m) in height, the structural calculations and each sheet of structural plans shall be prepared under the supervision of and shall bear the signature or approved stamp of a person authorized by the State of California to use the title structural engineer. In addition, all architectural sheets shall bear the signature or approved stamp of an architect licensed by the State of California.

All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the plan review requirements of this section.

For additional provisions applicable to grading, see Appendix J.

106.2 Architect or Engineer of Record. When it is required that documents be prepared by an architect or engineer, the building official may require the owner to designate on the permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The building official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

106.3 Information Required on Building Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official, shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction 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 the street address of the proposed work and the name, address and telephone number of the owner(s) and all persons who were involved in the design and preparation of the plans.

Plans shall include a plot plan showing the location of the proposed building and of every existing building on the premises. In lieu of specific details, the building official may approve references on the plans to a specific section or part of this Code, relevant laws, ordinances, rules and/or regulations.

Computations, stress diagrams and other data sufficient to show the correctness of the plans shall be submitted when required by the Building Official.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the following information:

1. The building Type of Construction;
2. Whether fire sprinklers are installed in all or any portion of the building;
3. Existing building areas and areas of all additions;
4. The number of stories of the building;
5. The use of all new and existing rooms and/or areas;
6. The Occupancy Classifications of each occupancy;
7. The Code in effect on the date of plan check submittal.

The plans shall show all mitigation measures required under the National Pollution Discharge Elimination System (NPDES) permit issued to the City. For the application of NPDES permit requirements as they apply to grading plans and permits, see Appendix J of this code.

For additional provisions, applicable to grading, see Appendix J.

106.4 Drainage Review Requirement. Where proposed construction will affect site drainage, existing and proposed drainage patterns shall be shown on the plot plan.

A site inspection may be required prior to plan check of building plans for lots or parcels in areas having slopes of five horizontal to one vertical (5: 1) or steeper when the building official finds that a visual inspection of the site is necessary to establish drainage requirements for the protection of property, existing buildings or the proposed construction. The fee for such inspection shall be as set forth by ordinance or resolution. Such a preinspection shall not be required for a building pad graded under the provisions of Appendix J.

For additional provisions, applicable to grading, see Appendix J.

106.5 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have prior approval of the building official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

106.6 Standard Plans. The building official may approve a set of plans for a building or structure as a "standard plan," provided that the applicant has made proper application and submitted complete sets of plans as required by this section.

Plans shall reflect laws and ordinances in effect at the time a permit is issued except as provided in this section. Nothing in this section shall prohibit modifying the permit set of plans to reflect changes in laws and ordinances that have become effective since the approval of the standard plan. The standard plans shall become null and void where the work required by such changes exceeds five percent of the value of the building or structure.

Standard plans shall be valid for a period of one year from the date of approval. This period may be extended by the building official when there is evidence that the plans may be used again and the plans show compliance with this Code, relevant laws, ordinances, rules and regulations.

106.7 Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the building official.

When requested in writing by the applicant and prior the effective date of a more current code, the Building Official within their discretion may grant extension(s) not exceeding 1 year provided;

- 1- Circumstances beyond the control of the applicant have prevented action from being taken;
- 2- An extension fee is paid as determined by the Building Official, not to exceed 25 percent of the plan check fee.

Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

106.8 Retention of Plans. One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not less than 90 days from date of completion of the work covered therein.

SECTION 107 BUILDING PERMIT REQUIREMENTS

107.1 Building Permit Required. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, or equip any building,

1 structure, or portion thereof, perform any grading, or cause the same to be done,
2 without first obtaining a separate permit for each such building, structure or
grading from the building official.

3 The issuance of a permit without first requiring a plan review shall not prevent the
4 building official from requesting plans deemed necessary to verify that the work
5 performed under said permit complies with this Code and all relevant laws,
ordinances, rules and regulations.

6 No person shall install, alter, repair, move, improve, remove, connect any
7 automatic fire-protection system regulated by this Code, or cause the same to be
8 done, without first obtaining a separate permit for each such building or structure
from the building official.

9 All structures and devices installed for the protection of pedestrians, regardless of
10 location, are subject to the permit requirements of this section.

11 For additional provisions, applicable to grading, see Appendix J.

12 **107.2 Work Exempted.** A building permit shall not be required for the following:

13 Exemption from permit requirements of this Code shall not be deemed to grant
14 authorization for any work to be done in any manner in violation of the provisions
of this Code or any other laws or ordinances.

15 Unless otherwise exempted by the City of Huntington Park Plumbing, Electrical
16 or Mechanical Codes, separate plumbing, electrical and mechanical permits will
17 be required for the below-exempted items.

18 A building permit shall not be required for the following:

- 19 1. Work not regulated by the Building Code, except where deemed necessary
20 by the building official to enforce other Federal and/or State Laws, State disabled
21 access requirements, or to enforce City ordinances or policies.
- 22 2. Painting; wallpapering; installing carpet, vinyl, tile and similar floor
23 coverings and repairing broken window glass not required by the Building Code
24 to be safety or security glazing.
- 25 3. Repairing broken window glass not required by the Building Code to be
26 safety or security glazing.
- 27 4. One-story detached accessory buildings used as tool and storage sheds,
28 playhouses, shade structures, and similar uses, provided the gross floor area does
not exceed 120 square feet, the height does not exceed 12 feet and the maximum
roof projection does not exceed 24 inches.
5. Retaining walls that retain not more than 4 feet (1219 mm) in height
measured from the bottom of the footing to the top of the wall, unless supporting
a surcharge or impounding a Class I, II, or III-A liquids.
6. Ground-mounted radio and television antenna towers that do not exceed
45 feet in height and ground-supported dish antennas not exceeding 15 feet in
height above finished grade in any position.

7. Light standards that do not exceed 30 feet in height.
8. Flagpoles not erected upon a building and not more than 15 feet high.
9. A tree house provided that:
 - 9.1 The tree house does not exceed 64 square feet in area or 8 feet in height from floor to roof.
 - 9.2 The ceiling height as established by door height or plate line does not exceed 6 feet.
10. Canopies or awnings, completely supported by the exterior wall, attached to a Group R-3 or U Occupancy and extending not more than 54 inches from the exterior wall of the building.
11. Sheds, office or storage buildings, and other structures that are less than 1,500 square feet and incidental to work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
12. Decks, walks and driveways not more than 30 inches above grade and not over any basement or story below and that are not part of an accessible route.
13. Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are fewer than 18 inches deep, do not exceed 5,000 gallons (18,927 L), and are installed entirely above adjacent grade.
14. Playground equipment.
15. Membrane structures not regulated by California Title 19, not exceeding 250 square feet in area, used exclusively for residential recreational purposes or as a cover for vehicles, and located in accordance with other City ordinances.
16. Steel tanks supported on a foundation not more than 2 feet (610 mm) above grade when the height does not exceed 1½ times the diameter.
17. Gantry cranes and similar equipment.
18. Bridges not involving buildings.
19. Motion picture, television and theater stage sets and scenery, except when used as a building.
20. Oil derricks.
21. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

For additional provisions, applicable to grading, see Appendix J.

107.3 Application for Permit. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the City for that purpose. Each such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and locate the proposed building or work.
3. For building plans, show the use and occupancy of all parts of the building.
4. Be accompanied by plans and calculations as required in Section 106.
5. State the valuation of the proposed work or, for grading, the volume of earth to be handled.

6. Give such other information as reasonably may be required by the building official.

107.4 Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

1. The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
2. The fees specified by resolution or ordinance have been paid.
3. The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the currently adopted Codes in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and calculations for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Code. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure will be granted.

For additional provisions, applicable to grading, see Appendix J.

107.5 Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

For additional provisions, applicable to grading, see Appendix J.

107.6 Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required building inspection approval by the building official or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained. For the purposes of this paragraph, “required building inspection” shall mean those inspections listed in Section 117.4.2, and those inspections specifically identified on the Job Record issued with the building permit. No partial inspection shall meet the definition of “required building inspection.”

Supplementary permits for electrical, grading, mechanical, plumbing, and reroof shall not expire so long as the associated building permit remains active. No electrical, grading, mechanical, plumbing or reroof inspection shall satisfy the requirement to have a required building inspection as defined in this Section.

Where a new building permit is issued to complete work previously started under an expired permit, a permit fee and or plan review fee shall be collected in an amount determined by the Building Official, not to exceed 25 percent of the permit fee provided;

- 1) Applicant request in writing prior the effective date of a more current code
- 2) that the duration of time from the date of expiration has not exceeded one year
- 3) that no changes have been made or will be made in the original plans and calculations for such work;

Applicable Plan review fees and Permit fees, in addition to issuance fees, for the remaining work based on the remaining work valuation shall be collected for all permits which do not meet the preceding criteria.

All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

107.7 Permit Suspension or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit was issued in error or on the basis of incorrect information supplied, or in violation of any other laws, ordinances or regulations or any of the provisions of this Code.

The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

For additional provisions, applicable to grading, see Appendix J.

107.8 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been

commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued may request cancellation of the permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect. All fees except for issuance fees shall be returned to the applicant.

For additional provisions applicable to grading, see Appendix J.

107.9 Transfer of Permit by Applicant.

107.9.1 No Inspection Performed. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

107.9.2 One or More Inspection Performed. Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

107.9.3 Permit Duration Remains Unchanged. Transfer of a permit shall be considered a continuation of the previous permit when determining the permit's duration, and shall in no way extend the duration of the preceding permit.

108 RESERVED

SECTION 109 USE AND OCCUPANCY

109.1 General. No building, structure or premises, or portion thereof, shall be used or occupied, and no change in the existing occupancy classification of a building, structure or premises, or portion thereof, shall be made until the building official has approved the building, structure or premises or portion thereof for such use or occupancy and until all permits have been approved or a temporary certificate of completed construction has been issued.

Upon final of a building permit and at the request of the applicant, a certificate of completed construction shall be issued by the building official for any structure that is ready to occupy.

Approval of a building, structure or premises, or portion thereof, for use or occupancy (including, but not limited to, final inspection approval and/or issuance of a certificate of completed construction or issuance of a temporary certificate of completed construction) shall not be construed as approval of a violation of the provisions of this Code, relevant laws, ordinances, rules and/or regulations. Approvals presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and/or regulations are not valid.

1 The building official may, in writing, suspend or revoke any such approvals or
2 certificates whenever the building official determines that the approval or
3 certificate was issued in error, or on the basis of incorrect information supplied, or
4 when it is determined that the building, structure or premises, or portion thereof,
5 is in violation of any provision of this Code, relevant laws, ordinances, rules and/or
6 regulations. Any certificate of completed construction or temporary certificate of
7 completed construction so issued shall be surrendered upon request of the building
8 official.

9
10 **109.2 Unpermitted Structures.** No person shall own, use, occupy or maintain
11 any unpermitted structure.

12 **109.3 Change in Use.** Changes in the character or use of a building shall not be
13 made except as specified in Existing Building Code.

14 **109.4 Issuance of a Certificate of Completed Construction.** When the building,
15 structure or premises, or portion thereof, has passed final inspection, and when the
16 building, structure or premises complies with this Code, relevant laws, ordinances,
17 rules and regulations, and the required fees have been paid, the building official,
18 upon request of the applicant, shall issue a certificate of completed construction,
19 which shall contain the following:

- 20 1. The building permit number.
- 21 2. The address of the building or structure.
- 22 3. A description of that portion of the building for which the certificate is
23 issued.
- 24 4. A statement that the described portion of the building was inspected and
25 found to comply with the requirements of this Code, relevant laws, ordinances,
26 rules and regulations for the group and division of occupancy and the use for which
27 the proposed occupancy is classified.
- 28 5. The date the permit was approved.
6. Any other information deemed necessary by the building official.

For additional provisions, applicable to grading, see Appendix J.

109.5 Issuance of a Temporary Certificate of Completed Construction. If the
building official finds that no substantial hazard will result from occupancy of any
building or portion thereof before the same is completed, the building official may
issue a temporary certificate of completed construction for the use of a portion or
portions of a building, structure or premises, prior to the completion of the entire
building, structure or premises, or portion thereof.

Such temporary certificate of completed construction shall be valid for a period of
time to be specified by the building official. Upon request of the owner or
permittee, the building official may, in writing, extend the temporary certificate of
completed construction when it is determined that the circumstances so warrant.
After the expiration of a temporary certificate of completed construction and any
extension(s) thereof, the building, structure or premises, or portion thereof, shall

not be used or occupied until the building official has approved the building for such use or occupancy.

109.6 Live Load Posted. In new construction, a durable sign that indicates the "live load" shall be required in commercial or industrial buildings where the floor or roof or portion thereof is or has been designed with a live load that exceeds 50 psf. The live load sign shall be posted on that part of each story or roof to which it applies, in a conspicuous place. The live load sign shall be posted as a condition precedent to the issuance of a certificate of completed construction certificate. It shall be unlawful to remove or deface any such sign

109.7 Continued Use of Unpermitted and/or Noncomplying Conditions. When deemed appropriate by the building official, a certificate of continued use of unpermitted and/or noncomplying condition(s) may be issued. The certificate shall not be issued until documentation, satisfactory to the building official, has been provided indicating that 1) the unpermitted and/or noncomplying condition(s) were not created by the current owner, and 2) that the current owner had no knowledge that the conditions were unpermitted and/or noncomplying at the time of purchase.

An application shall be completed that states 1) that the continued use of the existing unpermitted construction and/or noncomplying conditions is permitted by the City only with the owner's understanding that the City in no way assumes responsibility for the method of construction or the materials used; and 2) that it is further understood that this application for continued use is not to be construed as being equivalent in any way to a building permit.

An inspection shall then be made by the building official. Where necessary, permits shall be issued to correct any conditions deemed to pose a potential threat to life, limb or property. Once the inspection(s) have been made; all necessary permits have been obtained, inspected and approved; and all obvious potential threats to life, limb or property have been corrected, the building official may approve the application for unpermitted construction and or noncomplying condition(s). When approved by the building official, conditions deemed not to pose a potential threat to life, limb or property may be permitted to remain.

110 - PROHIBITED USES OF BUILDING SITES

110.1 Flood Hazard.

Buildings are not permitted in an area determined by the Building Official to be subject to flood hazard by reason of inundation, overflow or erosion.

The placement of the building and other structures (including walls and fences) on the building site shall be such that water or mud flow will not be a hazard to the building or adjacent property. This prohibition shall not apply when provision is made to eliminate such hazard to the satisfaction of the Building Official by providing adequate drainage facilities by protective walls, suitable fill, raising the floor level of the building, a combination of these methods, or by other means. The Building Official, in the application of this Section for buildings, structures, and grading located in whole or in part in flood hazard areas, shall enforce, as a

1 minimum, the current Federal Flood Plain Management Regulations defined in
2 Title 44, Code of Federal Regulations, Section 60.3, and may require the applicant
3 or property owner to provide the following information and/or comply with the
4 following provisions:

- 5 1. Delineation of flood hazard areas, floodway boundaries and flood zones,
6 and the design flood elevation, as appropriate;
- 7 2. The elevation of the proposed lowest floor, including basement, in flood
8 hazard areas (A Zones), and the height of the proposed lowest floor, including
9 basement, above the highest adjacent grade;
- 10 3. The elevation of the bottom of the lowest horizontal structural member in
11 coastal high hazard areas (V Zone);
- 12 4. If the design flood elevations are not included on the community's Flood
Insurance Rate Map (FIRM), then the applicant shall obtain and reasonably utilize
any design flood elevation and floodway data available from other sources, as
approved by the Building Official; and
- 13 5. During construction, upon placement of the lowest floor, including
basement, and prior to further vertical construction, the permittee shall provide to
the Building Official documentation, prepared and sealed by a registered design
professional, certifying the elevation of the lowest floor, including basement.

14 **110.2 Geotechnical Hazards.**

15 **110.2.1** No building or grading permit shall be issued under the provisions of this
16 section when the Building Official finds that property outside the site of the
17 proposed work could be damaged by activation or acceleration of a geotechnically
18 hazardous condition and such activation or acceleration could be attributed to the
19 proposed work on, or change in use of, the site for which the permit is requested.
For the purpose of this section, a geotechnically hazardous condition does not
include surface displacement due to earthquake faults.

20 **110.2.2** Except as provided in Section 110.2.3, work requiring a building or
21 grading permit by this Code is not permitted in an area determined by the Building
22 Official to be subject to hazard from landslide, settlement, or slippage. For the
23 purpose of this Section, landslide, settlement, or slippage does not include surface
displacement due to the earthquake faults.

24 **110.2.3** Subject to the conditions of Subsection 110.2.1, permits may be issued in
the following cases.

25 **110.2.3.1** When the applicant has submitted an engineering geology and/or soils
26 engineering report or reports complying with the provisions of Section 111 such
27 that said reports show to the satisfaction of the Building Official that the hazard
28 will be eliminated prior to the use or occupancy of the land or structures.

110.2.3.2 When the applicant has submitted an engineering geology and/or soils
engineering report or reports that comply with the provisions of Section 111, and
that demonstrate, to the satisfaction of the Building Official, that the site is safe
for the intended use.

110.2.3.3 When the proposed work involves the alteration or minor repair of
existing structures and the cost of such alteration or repair does not exceed 25
percent of the current valuation of the existing structure, such value to be based on
assumed continuation of the established legal use. Before a permit may be issued
pursuant to this section, the owner shall do all of the following:

1. If required by the Building Official, submit an engineering geology and/or soils engineering report or reports that contain(s), at a minimum, a qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1 of this Code.

2. Record in the office of the Department of Registrar-Recorder, a statement that the owner is aware that the records of the Building Official indicate that the property is potentially subject to hazard from landslide, settlement, or slippage.

3. Record in the office of the Department of Registrar-Recorder, an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that such hazard from landslide, settlement or slippage no longer exists. The repair work shall consist of restoring the original construction. The Building Official may require that provisions be made in anticipation of future settlement. For the purposes of this Section 110.2.3.3, "alteration" does not include an addition or additions.

110.2.3.4 When the proposed work involves an addition or additions to an existing structure but is not a change in use or occupancy and such work does not increase the gross floor area of the structure by more than 25 percent of the area of the structure as it existed on July 6, 1968, and the Building Official determines that the proposed work will not impact a historically active landslide. Before a permit may be issued pursuant to this Section, the owner shall do all of the following:

1. Submit an engineering geology and/or soils engineering report or reports that contain(s), at a minimum, a qualitative and/or a conditional finding that the proposed work complies with the provisions of Section 110.2.1.

2. Record in the office of the Department of Registrar-Recorder the finding of such report or reports.

3. Record in the office of the Department of Registrar-Recorder an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from the issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that a hazard from landslide, settlement, or slippage no longer exists.

110.2.3.5 When the proposed work involves the repair of a single-family residence or accessory structures where the cost of such repair exceeds 25 percent of the current valuation of the existing building.

The scope of the repair work shall be subject to the approval of the Building Official. Before a permit may be issued pursuant to this Section, the owner shall do all of the following:

1. Submit an engineering geology and/or soils engineering report or reports that contain(s), at a minimum, a qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1 of this Code.

2. Record in the office of the Department of Registrar-Recorder a statement by the owner acknowledging that the records of the Building Official indicate that the property is potentially subject to hazard from landslide, settlement, or slippage.

3. Record in the office of the Department of Registrar-Recorder an agreement relieving the County and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that such hazard from landslide, settlement, or slippage no longer exists.

110.2.3.6 When the proposed work involves the replacement of structures destroyed by causes other than landslide, settlement, or slippage, and the permit applicant was the owner of the property at the time of the loss, their immediate heir(s), or their authorized representative, and the application for a permit under this Section is filed no later than ten (10) years following the date of the loss.

The replacement structure(s) shall not exceed the area, number of stories, load, or number of fixtures and bedrooms of the structure that was destroyed. No change in occupancy type shall be permitted. Before a permit may be issued pursuant to this Section, the owner shall do all of the following:

1. Demonstrate, to the satisfaction of the Building Official, that the replacement structure and/or the associated private sewage disposal system (if any) and/or the replacement landscaping (if any) will not result in a greater amount of groundwater infiltration than occurred under the original condition.

2. Submit an engineering geology and/or soils engineering report or reports that contain, at a minimum, a qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1 of this Code and that contain recommendations for enhancing the stability of the site.

3. Record in the office of the Department of Registrar-Recorder a statement by the owner acknowledging that the owner is aware that the records of the Building Official indicate that the property is potentially subject to a hazard from landslide, settlement, or slippage.

4. Record in the office of the Department of Registrar-Recorder an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that such hazard from landslide, settlement, or slippage no longer exists.

110.2.3.7 When the proposed work involves a one-story, detached, light-frame accessory structure not intended or used for human occupancy and not exceeding 400 square feet in gross floor area nor 12 feet in height. Before a permit may be issued pursuant to this Section, the owner shall do all of the following:

1. When required by the Building Official, submit an engineering geology and/or soils engineering report or reports that contain, at a minimum, a qualitative

and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1.

2. Record in the office of the Department of Registrar-Recorder a statement by the owner acknowledging that the owner is aware that the records of the Building Official indicate that the property is potentially subject to hazard from landslide, settlement, or slippage.

3. Record in the office of the Department of Registrar-Recorder an agreement relieving the City and all officers and employees thereof of any liability for any damage or loss which may result from issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that such hazard from landslide, settlement, or slippage no longer exists.

110.2.3.8 When the Building Official determines that the hazard from landslide, settlement, or slippage is based solely on the fact that the area has been identified as a potentially liquefiable area in a seismic hazard zone (pursuant to Public Resources Code section 2690 et seq.) and a foundation investigation is performed in connection with the work in accordance with Section 1803 of this Code.

110.2.3.9 Notwithstanding any other provisions of this Section, the Building Official may, at his or her discretion, deny a permit for any building, structure, or grading subject to hazard from landslide, settlement, or slippage, which cannot be mitigated and may endanger the health or safety of the occupants, adjoining property, or the public.

110.2.3.10 When the proposed work involves the repair and restoration of a slope. Before a permit may be issued pursuant to this Section, the owner shall submit an engineering geology and/or soils engineering report or reports that contain(s) the following:

1. A description and analysis of the existing conditions, including the cause or causes of the failed slope.
2. Recommendations for the repair of the failed slope.
3. A qualitative and/or conditional finding that the proposed work complies with the provisions of Section 110.2.1 of this Code.
4. An analysis demonstrating that future failures originating from the repaired portion of the slope will not impact previously permitted structures.
5. An analysis demonstrating that the proposed work will improve existing slope stability.

111 - ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORTS

The Building Official may require an engineering geology or soils engineering report, or both, where in the Building Official's opinion, such reports are essential for the evaluation of the safety of the site. The engineering geology or soils engineering report or both shall contain a finding regarding the safety of the site of the proposed work against hazard from landslide, settlement or slippage and a

finding regarding the effect that the proposed work will have on the geotechnical stability of the area outside of the proposed work. Any engineering geology report shall be prepared by a certified engineering geologist licensed in the State of California. Any soils engineering report shall be prepared by a civil engineer licensed in the State of California, experienced in the field of soil mechanics, or a geotechnical engineer licensed in the State of California. When both an engineering geology and soils engineering report are required for the evaluation of the safety of a building site, the two reports shall be coordinated before submission to the Building Official.

112 - EARTHQUAKE FAULT MAPS

Earthquake fault zone maps within the City prepared under Sections 2622 and 2623 of the California Resources Code which show traces of earthquake faults are hereby declared to be, on the date of official issue, a part of this Code, and may be referred to elsewhere in this Code. Earthquake fault zone maps revised under the above sections of the California Resources Code shall, on the date of their official issue, supersede previously issued maps which they replace.

SECTION 113 - EARTHQUAKE FAULTS

113.1 General. The construction of a building or structure near a known active earthquake fault and regulated by this Code shall be permitted as set forth in this Section.

113.2 Scope. The provisions of this Section shall apply only to permits for buildings or structures on individual lots or parcels and are not intended to be supplementary to geologic investigations required to qualify divisions of land as set forth in Title 10 (Subdivisions) the City of Huntington Park Municipal Code.

113.3 Definition. For the purpose of this Section, a geologist shall be a professional geologist, licensed by the California State Board for Geologists and Geophysicists to practice geology in California.

113.4 Known Active Earthquake Faults. For the purpose of this Section, known active earthquake faults are those faults which have had displacement within Holocene time (approximately the last 11,000 years) as defined in the most current issue of Special Publication 42 of the California Geological Survey.

113.5 Construction Limitations. No building or structure shall be constructed over or upon the trace of a known active earthquake fault which is shown on maps maintained by the Building Official. These maps include, but are not limited to, earthquake fault zone maps prepared under Sections 2622 and 2623 of the California Public Resources Code.

The absence of a known active earthquake fault trace at the proposed building location shall be determined by a professional geologist licensed in the State of California in the following cases:

1. When the proposed building is within (50) feet (15.24 m) of that line designated by the Building Official as the assumed location of a known active earthquake fault on the aforementioned maps.
2. When the proposed building is within 50 feet (15.24 m) of the most probable ground location of the trace of a known active earthquake fault shown on the aforementioned maps.

In these cases, the Building Official may require the excavation of a trench, for the purpose of determining the existence of an active earthquake fault. Such a trench

will be required if a lack of distinguishable fault features in the vicinity prevents the Building Official from determining by a site examination, review of available aerial photographs, or by other means that the fault trace does not underlie the proposed building. The trench shall be approximately perpendicular to the most probable direction of the fault trace, at least 1-1/2 feet (0.15 m) wide, and at least five feet in depth measured from natural grade, or to a depth satisfactory to the Building Official.

The trench must be accessible for mapping and inspection by the Building Official, when requested, and meet the requirements of Title 8 of the California Code of Regulations, Construction Safety Orders. The trench need not extend further than the full width of the proposed structure plus 5 feet (1.52 m) beyond the traversed exterior walls. A known active earthquake fault shall be presumed nonexistent if an exposure is not found by the professional geologist in the walls or floor of the trench.

The Building Official may require a more extensive investigation by a professional geologist as evidence to the absence of a known active earthquake fault prior to the issuance of a permit for Groups A, E, I, H and R, Division 1 Occupancies and B, F, M and S Occupancies over one story in height.

The results of the investigation, conclusions and recommendations shall be presented in a geology report prepared by a professional geologist as defined by Section 113.3. The report shall comply with the guidelines presented in Note 49 prepared by the California Department of Conservation, Geological Survey.

EXCEPTION: The provisions of this Section do not apply to:

1. One-story, detached light-frame buildings not intended or used for human occupancy and not exceeding 1,000 square feet (92.9 m²) in gross floor area or 12 feet (3.66 m) in building height.
2. Alterations or repairs to an existing building provided that the aggregate value of such work within any 12-month period does not exceed 50 percent of the current market value of the existing building. For the purposes of this Section 113.5, "alteration" does not include an addition or additions.
3. Swimming pools, retaining walls, fences and minor work of a similar nature.

SECTION 114 FACTORY-BUILT HOUSING

114.1. Plans shall be submitted for plan review for all field-built portions of factory-built structures that clearly describe all work to be done at the site, including connection and/or anchorage of the factory-built structure to the field-built foundation and connection of utilities. Plans shall indicate compliance with this Code, relevant laws, ordinances, rules and regulations for all work that is to be done at the site.

SECTION 115 FEES

115.1 Plan review fees shall be as adopted by a separate resolution and/or ordinance.

Plan checking fees shall be paid at the time of plan review submittal. In addition to the aforementioned fees, the building official may require additional charges for review required by changes, additions or revisions of approved plans or reports,

1 and for services beyond the first and second check due to changes, omissions or
2 errors the part of the applicant.

3 **115.2** Permit fees shall be as adopted by separate resolution and/or ordinance.
4 Permit fees shall be paid at the time of permit issuance.

5 **115.3** The determination of value or valuation under any of the provisions of this
6 code shall be made by the building official. The valuation to be used in computing
7 the permit and plan check fees shall be the total value of all construction work for
8 which the permit is issued, as well as all finish work, painting, roofing, electrical,
plumbing, heating, air conditioning, elevators, fire protection systems and any
other permanent work or permanent equipment.

9 **116 REFUNDS**

10 **116.1 Permit Refunds.** In the event that any person shall have obtained a permit
11 and no portion of the work or construction covered by such permit shall have been
12 commenced, and such permit shall have been cancelled as provided for in Section
13 107.8, the permittee may submit a written request to the building official
14 requesting a refund of permit fees. Permit fees in an amount equal to 80 percent
15 may be refunded to the permit applicant, but permit issuance fees shall not. The
16 building official shall satisfy himself or herself as to the right of such applicant to
17 such refund, and each such refund shall be paid to the permit applicant, provided
18 the request has been submitted within one year from the date of cancellation or
19 expiration of the permit.

20 **116.2 Plan Check Refunds.** No portion of the plan checking fee shall be refunded,
21 unless no review has been performed, in which case 80 percent of the plan
22 checking fee shall be refunded. The building official shall satisfy himself or herself
23 as to the right of such applicant to such refund, and each such refund shall be paid
24 to the plan check applicant, provided the request has been submitted within one
25 year from the date of cancellation or expiration of the permit.

26 **SECTION 117 INSPECTIONS.**

27 **117.1 General.** All construction or work for which a permit is required shall be
28 subject to inspection by the building official, and all such construction or work
shall remain accessible and exposed for inspection purposes until approved by the
building official.

In addition to the inspections required to be made by the building official, certain
types of construction shall have continuous inspection as specified in Chapter 17.
Special inspections made in accordance with Chapter 17 shall not relieve the
permit applicant of the responsibility to have the work inspected and approved by
the building official.

Approval as a result of an inspection shall not be construed to be an approval of a
violation of any provision of this Code, relevant laws, ordinances, rules or
regulations. Inspections presuming to give authority to violate or cancel the

provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.

It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

For additional provisions, applicable to grading, see Appendix J.

117.2 Inspection Requests. It shall be the duty of the permit holder to notify the building official that work authorized by a permit is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

For additional provisions, applicable to grading, see Appendix J.

117.3 Inspection Record Card. When deemed necessary by the building official, work requiring a permit shall not be commenced until the applicant has posted or otherwise made available an inspection record card so as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall continue to be posted or otherwise made available by the permit holder until final approval of the permit has been granted by the building official.

For additional provisions, applicable to grading, see Appendix J.

1 **117.4 Work Ready For Inspection.**

2 **117.4.1 General.** Upon notification from the applicant that the work for which
3 there is a valid permit is ready for inspection, the building official shall be allowed
4 to make all applicable inspections specified in this Code, on the inspection record
5 card and any additional inspections required by the building official.

6
7 No work shall be approved by the building official that was not completely
8 verified. Partial or spot inspections shall not be performed by the building official,
9 nor shall partial or spot inspection be used as a justification for approving any
10 required inspection.

11 Inspection by a special inspector shall not be made in-lieu of any inspections
12 required to be made by the building official.

13 For additional provisions, applicable to grading, see Appendix J.

14 **117.4.2 Minimum Inspection Requirements.** The following inspections shall not
15 be requested until the associated requirements have been satisfied.

- 16 1. Foundation inspection: Shall not be requested until all trenches are
17 excavated and forms erected, any required reinforcing steel is in place, and
18 when all materials for the foundation are delivered to the job. All holdown
19 hardware shall be securely installed in place. Where concrete from a
20 central mixing plant (commonly termed "transit mixed") is to be used,
21 materials need not be on the job.

22 Where any fill more than 8 inches in depth is placed, and/or where required by
23 the building official or the soils engineer, compaction tests shall be
24 submitted to the building official prior to requesting inspection.

25 Where required by the soils engineer, foundation trenching shall be reviewed
26 and approved by the soils engineer prior to requesting inspection.

- 27 2. Concrete slab or under-floor inspection: Shall not be requested until all in-
28 slab or under-floor building service equipment, conduit, piping accessories
and other ancillary equipment items are in place, but before any concrete
is poured and/or floor sheathing installed, including the subfloor.
3. Floor sheathing inspection: Floor sheathing inspection shall not be
requested until all sheathing is in place; all diaphragm nailing is complete;
and all diaphragm ties, chords and/or drag struts have been installed. No
walls shall be erected above the floor sheathing.
4. Roof sheathing inspection: Roof sheathing inspection shall not be
requested until all sheathing is in place; all diaphragm nailing is complete;
and all diaphragm ties, chords and/or drag struts have been installed. No
portion of the roof sheathing shall be covered by crickets or similar
construction.
5. Frame inspection: Shall not be requested until after the roof, all framing,
fire blocking and bracing are in place and all pipes, chimneys, vents and
all rough electrical, plumbing and mechanical work are complete. Roof
coverings shall not be installed.

6. Lath inspection and/or wallboard: Shall not be requested until after all lathing and/or wallboard, interior and exterior, is in place, but before any plastering is applied or before wallboard joints and fasteners are taped and finished.
7. Final inspection: Shall not be requested until after finish grading and the building is completed and is ready for occupancy.
8. Other Inspections: In addition to the inspections specified above, the building official shall be allowed to make all applicable inspections specified on the Inspection Record card. The building official may also make or require any other inspections of any construction work to ascertain compliance with the provisions of this Code, relevant laws, ordinances, rules and regulations that are enforced by the building official.

For additional provisions, applicable to grading, see Appendix J.

117.4.3 Reinspections. An inspection fee may be assessed for reinspection, as determined by the Building Official, for any of the following reasons:

1. The portion of work for which inspection is requested is not complete;
2. Corrections given are not completed;
3. There is inadequate work site access preventing inspection;
4. The inspection record card is not posted or otherwise available on the work site;
5. The approved plans are not available for the inspector;
6. Work has deviated from the approved plans and has not been approved by the Building Official.

This Section is not to be interpreted as requiring additional inspection fees the first time a job is rejected for failure to comply with the requirements of this Code.

To obtain re-inspection, the applicant shall pay the re-inspection fee in advance, as determined per the fee resolution.

117.5 Provisions for Special Inspection.

117.5.1 When Required. In addition to the inspections required elsewhere in this section, the owner shall employ one or more special inspectors who shall provide inspections during construction on the types of work listed under Chapter 17. The special inspector may be employed either directly or through the architect or engineering firm in charge of the design of the structure, or through an independent inspection test firm approved by the building official.

Exception: The building official may waive the requirement for the employment of a special inspector if the construction is of a minor nature.

117.5.2 Identification of Work. When special inspection is required by Section 117.5.1, the architect or engineer of record shall identify on the plans all work that is required to have special inspection.

Where the special inspection method(s) to be employed are not specified elsewhere in this Code, relevant laws, ordinances, rules and/or regulations, the architect or engineer of record shall prepare an inspection program that shall be submitted to and approved by the building official prior to building permit issuance.

The special inspector(s) may be employed by the owner, the engineer or architect of record, or an agent of the owner, but shall not be employed by the contractor, the contractor's employees, representatives or agents of the contractor, or any other person performing the work.

The architect or engineer of record shall identify, on forms provided by the City, the individual(s) and/or firm(s) who are to perform any required special inspection, and where an inspection program is required by this section, shall specify the special inspection duties of the special inspector(s).

117.5.3 Qualifications, Requirements and Duties of the Special Inspector. The special inspector shall be approved by the building official prior to performing any inspection duties. The special inspector shall complete an application form provided by the City and shall submit documentation satisfactory to the building official that the special inspector is qualified to make the special inspection(s) for which application is made. The building official shall have the right to administer a written or verbal examination as deemed appropriate by the building official to verify that the special inspector is qualified to perform the inspection duties for which application is made. A special inspector who fails to pass the examination administered by the building official shall be required to wait a minimum of seven (7) days before submitting a new application to provide special inspection within the City.

The building official shall not be required to accept any documentation provided by a special inspector who was not approved by the building official prior to performing inspection duties. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material(s) or work installed, constructed or placed under the review of a special inspector who was not approved by the building official.

Failure to be approved by the building official prior to performing any special inspection duties may be considered by the building official as a failure to perform properly and shall allow the building official to refuse to allow the special inspector to perform inspection within the City.

The special inspector shall observe the work assigned for conformance with the approved design drawings.

The special inspector shall furnish inspection reports to the building official. All observed discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority and to the building official.

1 The special inspector shall submit a final signed report stating that the work
2 requiring special inspection was, to the best of the inspector's knowledge, in
3 conformance with the approved plans and the applicable workmanship provisions
4 of this Code.

5 The building official shall have the right to reject any work performed under the
6 review of a special inspector where the work performed fails to meet the minimum
7 requirements of this Code, relevant laws, ordinances, rules and regulations.
8 Regardless of the information communicated between the permit applicant and the
9 special inspector, all work shall comply with the approved plans and this Code,
10 relevant laws, ordinances, rules and regulations.

11 Upon evidence, satisfactory to the building official, of the failure of a special
12 inspector to perform properly and effectively the duties of said office, the building
13 official may revoke, suspend or refuse to allow the special inspector to perform
14 inspection on sites within the City. Prior to such action, the holder shall be given
15 an opportunity to appear before the building official and be heard.

16 **117.6 Provisions for Structural Observation.** When structural observation is
17 required in accordance with the requirements of Chapter 17, the engineer or
18 architect of record shall indicate on the plans what work is required to be observed
19 by the engineer or architect responsible for the structural design, or the engineer
20 or architect responsible for the structural design shall prepare an inspection
21 program and shall name the individuals or firms who are to perform structural
22 observation and describe the stages of construction at which structural observation
23 is to occur. The inspection program shall include samples of inspection reports and
24 provide time limits for the submission of observation reports. The program shall
25 be submitted to and approved by the building official prior to building permit
26 issuance.

27 When required by the engineer or architect responsible for the structural design or
28 the building official, the owner shall employ the engineer or architect responsible
for the structural design, or another engineer or architect designated by the
engineer or architect responsible for the structural design, to perform structural
observation as defined in Section 202.

When deemed appropriate by the engineer or architect responsible for the
structural design, the owner or owner's representative shall coordinate and call a
preconstruction meeting between the engineer or architect responsible for the
structural design, the structural observer, the contractor, the affected
subcontractors and the special inspector(s). 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 systems
of the structure and to review scheduling of the required observations. A record of
the meeting shall be submitted to the building official.

1 All observed discrepancies shall be brought to the immediate attention of the
2 engineer or architect responsible for the structural design and the contractor for
3 correction; then if unresolved, to the building official. The structural observer shall
4 submit to the building official a written statement at each significant construction
5 stage stating that the required site visits have been made and identifying any
6 reported deficiencies which, to the best of the structural observer's knowledge,
7 have not been resolved.

8
9 The structural observer shall submit a final signed report stating that the work
10 requiring structural observation was, to the best of the observer's knowledge, in
11 conformance with the approved plans and the applicable workmanship provisions
12 of this Code.

13
14 **117.7 Required Approvals.** No work shall be done on any part of the building
15 structure or premises beyond the point indicated in each successive inspection
16 without first obtaining the written approval of the building official. The building
17 official, upon notification, shall make the requested inspections and shall either
18 indicate in writing that the work appears to comply as completed, or shall notify
19 the applicant in writing which portion of the work fails to comply with this Code,
20 relevant laws, ordinances, rules and/or regulations. Any work that does not comply
21 shall be corrected and such work shall not be covered or concealed until authorized
22 by the building official.

23
24 There shall be a final inspection and approval of all work when completed and
25 ready for occupancy.

26 For additional provisions applicable to grading, see Appendix J.

27
28 **117.8 Site Requirements.** A survey of the lot may be required by the building
official to verify compliance of the structure with the approved plans.

117.9 Noninspected Work. No person shall own, use, occupy or maintain any
structure on which noninspected work has been performed.

117.10 Utility Release. When deemed appropriate by the building official, gas and
electric utilities may be released. Release of either utility may be done prior to
building final for testing and inspection purposes. The building official shall retain
the right to revoke the release of either utility for just cause, and may have either
utility disconnected at the earliest availability of the utility purveyor.

Attempting to occupy prior to issuance of a certificate of completed construction,
whether temporary or final, may be considered as just cause by the building
official, and may result in disconnection of the utilities.

117.11 Authority to Disconnect Electric Utility. The building official is hereby
empowered to disconnect or to order in writing the discontinuance of electric
utility service to buildings, structures or premises, or portions thereof, or wiring,

1 devices or materials installed without permit or found to be a hazard to life, health
2 and/or property.

3 The building official shall have the power to disconnect or to order in writing the
4 discontinuance of electric utility service as a means of preventing, restraining,
5 correcting or abating any violation of this Code, relevant laws, ordinances, rules
6 or regulations.

7 The electrical service shall remain disconnected or electrical utility service shall
8 remain discontinued until the Code violation has been abated to the satisfaction of
9 the building official, or until the installation of such wiring, devices or materials
10 have been made safe as directed by the building official; or until a permit has been
11 issued and the work has been inspected and approved by the building official.

12 **117.12 Authority to Disconnect Gas Utility.** The building official is hereby
13 empowered to disconnect or to order in writing the discontinuance of gas utility
14 service to buildings, structures, premises, appliances, devices or materials installed
15 without permit or found to be a hazard to life, health and/or property.

16 The building official shall have the power to disconnect or to order in writing the
17 discontinuance of gas utility service as a means of preventing, restraining,
18 correcting or abating any violation of this Code, relevant laws, ordinances, rules
19 or regulations

20 The gas service shall remain disconnected or gas utility service shall remain
21 discontinued until the Code violation has been abated to the satisfaction of the
22 building official, or until the installation of such appliances, devices or materials
23 has been made safe as directed by the building official; or until a permit has been
24 issued and the work has been inspected and approved by the building official.

25 **8-1.02 ADOPTION OF LOS ANGELES COUNTY CODE, TITLE 26, BUILDING** 26 **CODE**

27 Chapters 2 through 35, 66, 67, 96, 98, 99 and Appendices I and J of Title 26, Los Angeles
28 County Building Code, as amended and in effect on or before January 1, 2020, adopting
the 2019 California Building Code, is hereby adopted by reference pursuant to the
provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of
California as though fully set forth herein, and made a part of the Huntington Park
Municipal Code with the same force and effect as though set out herein in full, including
all of the regulations, revisions, conditions and terms contained therein except that those
certain sections thereof which are necessary to meet local conditions, as hereinafter set
forth in 8-1.03 of this code, are hereby repealed, added or amended to read as set forth
therein.

In accordance with Section 50022.6 of the California Government Code, not less than one
copy of said Title 26 of the Los Angeles County Code together with any and all
amendments thereto proposed by the City of Huntington Park, has been and is now filed

1 in the office of the Building and Safety Division, shall be remain on file with the Building
2 Official, shall collectively be known as the *City of Huntington Park Building Code* and
3 may be cited as Title 8 Chapter 1 of the Huntington Park Municipal Code.

4 **8-1.03 BUILDING CODE MODIFIED**

5 Chapters 33, and Appendix J of Title 26 of the Los Angeles County Code (the 2019 Los
6 Angeles County Building Code), adopted by reference as the Building Code of the City
7 of Huntington Park, are hereby amended, deleted or added as follows:

- 8 a. A new Section 3301.3 is added to read:

9 **3301.3 On-Site Fencing During Construction.**

10 **3301.3.1 General.** A fence shall be provided any time grading, demolition, or
11 construction work requiring a grading or building permit is performed. The fence
12 shall totally enclose the perimeter of all property. Locking gates may be provided
13 at any location.

14 Exceptions:

15 1) When approved by the building official, a fence need not enclose
16 residential property when at least one dwelling is continuously occupied. Approval
17 not to fence the property may be revoked in writing by the building official if the
18 property is found to be unoccupied for any length of time. For the purposes of this
19 exception, continuously occupied is not intended to imply that the occupants must
20 be continuously present.

21 2) When approved by the building official, the fence may enclose areas other
22 than the perimeter of the property.

23 **3301.3.2 Fence Construction.** The fence shall be 6 feet in height measured from
24 adjacent grade on the exterior side of the fence, and constructed from chain link,
25 lumber, masonry or other approved materials. The fence shall be self-supporting
26 and shall not incorporate structures or fencing on adjacent property without written
27 approval of the adjacent property owner.

28 **3301.3.3 Duration of Fencing.** The fence shall be erected prior to the start of any
grading, demolition, or construction work and shall remain in place until the work
for which a grading or building permit is required has been completed.

Exceptions:

1) All or portions of the fence may be removed daily during construction so
long as the property is continuously occupied, and all portions of the removed
fence are replaced prior to the property being unoccupied.

2) When approved by the building official, the fence may be removed prior
to completion of the grading, demolition, or construction work, if the property is
determined by the building official to no longer provide an unsafe or hazardous
condition.

1 **3301.3.4 Failure to Comply.** If the property is found unfenced and the building
2 official determines that an unsafe or hazardous condition exists, the City may take
3 action to correct the noncomplying condition by providing the required fence. The
4 building official may then issue a notice to stop work until all fees incurred by the
5 City to properly fence the property have been recovered. If such fees have not been
6 recovered by the City within 30 days, the City may take action to recover the costs
7 in accordance with the requirements of this Code.

8
9 b. Section J103.5 is amended in its entirety to read:

10 **J 103.5 Grading Fees.** Fees shall be assessed in accordance with the provisions
11 of this section. The amount of the fees shall be as specified in Section 115 of this
12 code.

13 **J 103.5.1 Plan Review Fees.** When a plan or other data are required to be
14 submitted, a plan review fee shall be paid at the time of submitting plans and
15 specifications for review. Separate plan review fees shall apply to retaining walls
16 or major drainage structures as required elsewhere in this code. For excavation and
17 fill on the same site, the fee shall be based on the total volume of excavation and
18 fill.

19 **J 103.5.2 Permit Fees.** A fee for each grading permit shall be paid to the Building
20 Official at the time of issuance of the permit. Separate permits and fees shall apply
21 to retaining walls or major drainage structures as required elsewhere in this code.

22 c. Section J 103.6 is amended in its entirety to read:

23 **J 103.6 Compliance with Zoning Code.** The building official may refuse to issue
24 a grading permit for work on a site if either the proposed grading or the proposed
25 land use for the site shown on the grading plan application does not comply with
26 the provisions of “Planning and Zoning” of the City of Huntington Park Municipal
27 Code.

28 d. Section J105.12 is amended in its entirety to read:

J105.12 Completion of work. Upon completion of the rough grading work and at
the final completion of the work, the following reports and drawings and
supplements thereto are required for engineered grading or when professional
inspection is otherwise required by the Building Official:

1. A certification by the Field Engineer that to the best of his or her
knowledge, the work within the Field Engineer’s area of responsibility was done
in accordance with the final approved grading plan.

2. A report prepared by the Soils Engineer retained to provide such
services in accordance with Section J105.4, including locations and elevations of
field density tests, summaries of field and laboratory tests, other substantiating
data, and comments on any changes made during grading and their effect on the
recommendations made in the approved soils engineering investigation report. The

1 report shall include a certification by the Soils Engineer that to the best of his or
2 her knowledge, the work
3 within the Soils Engineer's area of responsibility is in accordance with the
4 approved Soils Engineering report and applicable provisions of this chapter. The
report shall contain a finding regarding the safety of the completed grading and
any proposed structures against hazard from landslide, settlement, or slippage.

5 3. A report prepared by the Engineering Geologist retained to provide
6 such services in accordance with Section J105.5, including a final description of
7 the geology of the site and any new information disclosed during the grading and
8 the effect of such new information, if any, on the recommendations incorporated
9 in the approved grading plan. The report shall contain a certification by the
10 Engineering Geologist that, to the best of his or her knowledge, the work within
11 the Engineering Geologist's area of responsibility is in accordance with the
approved engineering geology report and applicable provisions of this Chapter.
The report shall contain a finding regarding the safety of the completed grading
and any proposed structures against hazard from landslide, settlement or slippage.
The report shall contain a final as-built geologic map and cross-sections depicting
all the information collected prior to and during grading.

12 4. The grading contractor shall certify, on a form prescribed by the
13 building official that the grading conforms to the approved plans and
specifications.

14 **8-1.04 EFFECT OF ADOPTION**

The adoption of the city Building Code and the repeal, addition or amendment of
ordinances by this code shall not affect the following matters:

- 15 (A) Actions and proceedings which began the effective date of this code.
- 16 (B) Prosecution for ordinance violations committed before the effective date of
this code.
- 17 (C) Licenses and penalties due and unpaid at the effective date of this code, and
18 the collection of these licenses and penalties.
- 19 (D) Bonds and cash deposits required to be posted, filed or deposited pursuant
to any ordinance.
- 20 (E) Matters of record which refer to or are connected with ordinances the
substances of which are included in this code; these references shall be construed
21 to apply to the corresponding provisions of the code.

22 **8-1-05 PENALTY; VIOLATIONS.**

23 **(A) General penalty; continuing violations.** Every act prohibited or declared
24 unlawful and every failure to perform an act required by this code is a
25 misdemeanor or an infraction as set forth in the said respective pertinent sections
26 of this code and any person causing or permitting a violation of any such section
of said code shall be subject to the penalties ascribed to each such section as set
forth herein. Where silent as to whether a violation is a misdemeanor or infraction,
the City Attorney may prosecute such violation as either a misdemeanor or
27 infraction in his/her discretion.
28

1 **(B) Violations including aiding, abetting, and concealing.** Every person who
2 causes, aids, abets or conceals the fact of a violation of this code is guilty of
3 violating this code.

4 **(C) Enforcement by civil action.** In addition to the penalties provided herein,
5 the said code may be enforced by civil action. Any condition existing in violation
6 of this code is a public nuisance and may be summarily abated by the city.

7 **TITLE 8**
8 **BUILDING REGULATIONS**
9 **CHAPTER 4**
10 **RESIDENTIAL CODE**

11 **8-4.01 RESIDENTIAL CODE ADMINISTRATION**

12 Except as hereinafter changed or modified, the administration of the Residential Code
13 shall be as set forth in 8-1.01 Building Code Administration of this Code.

14 **SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE**

15 **101.1 Title.** Title 8 Building Regulations, Chapter 4 of the City of Huntington Park
16 Municipal Code shall be known as the Residential Code of the City of Huntington Park,
17 may be cited as such, and will be referred to herein as “these regulations” or “these
18 building standards “or “this Code.”

19 **8-4.02 LOS ANGELES COUNTY CODE, TITLE 30, RESIDENTIAL CODE**
20 **ADOPTED**

21 Section 1207 of Chapter 12, Chapters 67, 68, 69, 96, 98, 99, and appendix J of Title 26 of
22 the Los Angeles County Code are adopted by reference as amended by City of Huntington
23 Park Building Code (8-1.03) and incorporated in to this Section 8-4.02 as if fully set forth
24 below and shall be known as Section 1207 of Chapter 12, Chapters 67, 68, 69, 96, 98, 99,
25 and appendix J of the City of Huntington Residential Code.

26 Chapters 2 through 10, 44 and Appendix H of Title 30, Los Angeles County Residential
27 Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California
28 Residential Code, is hereby adopted by reference pursuant to the provisions of Sections
50022.1 through 50022.10 of the Government Code of the State of California as though
fully set forth herein, and made a part of the Huntington Park Municipal Code with the
same force and effect as though set out herein in full, including all of the regulations,
revisions, conditions and terms contained therein.

Not less than one copy of said Title 30 of the Los Angeles County Residential Code
together with any and all amendments thereto proposed by the City of Huntington Park,
has been and is now filed in the office of the Building and Safety Division and shall be
remain on file with Building Official, and shall collectively be known as the *City of
Huntington Park Residential Code* and may be cited as Title 8 Chapter 4 of the City of
Huntington Park Municipal Code.

8-4.03 EFFECT OF ADOPTION

1 The adoption of this Code and the repeal, addition or amendment of ordinances by this
2 code shall not affect the following matters:

- 3 (A) Actions and proceedings which began the effective date of this code.
4 (B) Prosecution for ordinance violations committed before the effective date of
5 this code.
6 (C) Licenses and penalties due and unpaid at the effective date of this code, and
7 the collection of these licenses and penalties.
8 (D) Bonds and cash deposits required to be posted, filed or deposited pursuant
9 to any ordinance.
10 (E) Matters of record which refer to or are connected with ordinances the
11 substances of which are included in this code; these references shall be construed
12 to apply to the corresponding provisions of the code.
13

14 **8-4.05 PENALTY; VIOLATIONS.**

15 (A) **General penalty; continuing violations.** Every act prohibited or declared unlawful
16 and every failure to perform an act required by this code is a misdemeanor or an infraction
17 as set forth in the said respective pertinent sections of this code and any person causing or
18 permitting a violation of any such section of said code shall be subject to the penalties
19 ascribed to each such section as set forth herein. Where silent as to whether a violation is
20 a misdemeanor or infraction, the City Attorney may prosecute such violation as either a
21 misdemeanor or infraction in his/her discretion.

22 (B) **Violations including aiding, abetting, and concealing.** Every person who causes,
23 aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

24 (C) **Enforcement by civil action.** In addition to the penalties provided herein, the said
25 code may be enforced by civil action. Any condition existing in violation of this code is a
26 public nuisance and may be summarily abated by the city.
27

28 **TITLE 8 BUILDING REGULATIONS CHAPTER 5 PLUMBING CODE**

29 **8-5.01 PLUMBING CODE ADMINISTRATION**

30 Except as hereinafter changed or modified, the administration of the Plumbing Code shall
31 be as set forth in 8-1.01 Building Code Administration of this Code.

32 **SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE**

33 **101.1 Title.** Title 8 Building Regulations, Chapter 5 of the City of Huntington Park
34 Municipal Code shall be known as the Plumbing Code of the City of Huntington Park,
35 may be cited as such, and will be referred to herein as “these regulations” or “these
36 building standards “or “this Code.”
37
38

1 **101.3 SCOPE.** The provisions of this Code shall apply to the erection, alteration,
2 installation, repair, movement, improvement, removal connection or conversion of any
3 plumbing equipment and/or appliances or any other plumbing work regulated by this Code
within the City.

4 Where, in any specific case, different sections of this Code specify different materials,
5 methods of construction or other requirements, the most restrictive shall govern. Where
6 there is a conflict between a general requirement and a specific requirement, the specific
requirement shall be applicable.

7 In the event any differences in requirements exist between the accessibility requirements
8 of this Code and the accessibility requirements of the California Code of Regulations,
9 Title 24 (also referred to as the California Building Standards Code), then the California
Code of Regulations shall govern.

10 Where the requirements of this Code conflict with the requirements of Mechanical
11 Code, this Code shall prevail.

12 **106.1 Plan Check Requirements.** When required by the building official to verify
13 compliance with this Code, relevant laws, ordinances, rules and regulations; plans and,
14 when deemed necessary by the building official, calculations, and other required data shall
15 be submitted for plan review. The building official may require plans and calculations to
16 be prepared by an engineer registered by the State to practice as such. Only after the plans
17 have been approved may the applicant apply for a plumbing permit for such work. The
building official may also require such plans be reviewed by other departments and/or
divisions of the City to verify compliance with the laws and ordinances under their
jurisdiction.

18 Separate Plumbing Code plan review is required for any of the following:

- 19 (a) For any restaurant which requires a grease trap or a grease interceptor;
- 20 (b) Any facility which requires a sand/grease clarifier;
- 21 (c) Plumbing Systems with more than 216 waste fixture units;
- 22 (d) Potable water supply piping required to be 2" or larger;
- 23 (e) Fuel gas piping required to be 2" or larger;
- 24 (f) Fuel gas piping containing medium- or high-pressure gas;
- 25 (g) Combination waste and vent systems;
- 26 (h) Plumbing fixtures located below the next upstream manhole or below the sewer
27 main;
- 28 (i) Chemical waste systems;
- (j) Rainwater system employing a sump pump;
- (k) Grey water systems;
- (l) Any type of sewer ejection system or lift station;

(m) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a plumbing engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

106.3 Information Required on Plumbing plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction 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 the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the plumbing plans shall indicate the following:

- (a) A complete floor plan showing the location of all proposed plumbing fixtures;
- (b) A complete plan showing the layout, diameter and material of all proposed piping;
- (c) A legend of all symbols used and a list of all abbreviations used;
- (d) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for plumbing piping and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the Building Code and the Plumbing Code in effect on the date of plan check submittal.

107.1 Plumbing permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, to any plumbing equipment or fixtures without first obtaining a plumbing permit from the building official. A Plumbing Permit is required for any installation, alteration, reconstruction or repair of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping (potable or nonpotable but which is connected to a potable water source) or gas piping located within or on any building, structure or premises.

107.2 Work Exempted from Plumbing Permit. A Plumbing Permit shall not be required for the following:

(a) Clearing of stoppages and stopping of leaks which do not involve the replacement of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping or gas piping.

(b) Change of residential plumbing fixtures which do not involve the replacement of the existing waste and vent piping excluding the trap, to include, residential toilets, residential bathroom hand sinks, bathtub and residential kitchen sinks.

(c) Connection of any appliance approved for and intended to be connected by flexible gas piping to a gas shutoff valve which was previously permitted and inspected under a valid Plumbing permit.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

8-5.02 LOS ANGELES COUNTY CODE, TITLE 28, PLUMBING CODE ADOPTED

Los Angeles County Plumbing Code Chapter 2 through Chapter 17, and Appendices A,B, D, H, I and J, Title 28, the 2017 Los Angeles County Plumbing Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California Plumbing Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein,, and made a part of the Huntington Park Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

Not less than one copy of said Title 28 of the Los Angeles County Plumbing Code together with any and all amendments thereto proposed by the City of Huntington Park, has been and is now filed in the office of the Building and Safety Division and shall be remain on file with Building Official, and shall collectively be known as the *City of Huntington Park Plumbing Code* and may be cited as Title 8 Chapter 5 of the City of Huntington Park Municipal Code.

8-5.03 EFFECT OF ADOPTION

The adoption of this code and the repeal, addition or amendment of ordinances by this code shall not affect the following matters:

(A) Actions and proceedings which began the effective date of this code.

(B) Prosecution for ordinance violations committed before the effective date of this code.

(C) Licenses and penalties due and unpaid at the effective date of this code, and the collection of these licenses and penalties.

(D) Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.

(E) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.

8-5.04 PENALTY; VIOLATIONS.

(A) General penalty; continuing violations. Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein. Where silent as to whether a violation is a misdemeanor or infraction, the City Attorney may prosecute such violation as either a misdemeanor or infraction in his/her discretion.

(B) Violations including aiding, abetting, and concealing. Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

(C) Enforcement by civil action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the city.

TITLE 8 BUILDING REGULATIONS CHAPTER 7 EXISTING BUILDING CODE

8-7.01 EXISTING BUILDING CODE ADMINISTRATION

Except as hereinafter changed or modified, the administration of the Existing Building Code shall be as set forth in 8-1.01 Building Code Administration of this Code.

SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Title 8 Building Regulations, Chapter 7 of the City of Huntington Park Municipal Code shall be known as the Existing Building Code of the City of Huntington Park, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”

101.3 – SCOPE. The provisions of this Code shall apply to the repair, alteration, change of occupancy, addition to and relocation of any existing building or structure or any other work regulated by this Code within the City, subject to the criteria of Sections 101.3.1 and 101.3.2

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

1 In the event, any differences in requirements exist between the accessibility
2 requirements of this Code and the accessibility requirements of the California Code of
3 Regulations, Title 24 (also referred to as the California Building Standards Code), then
4 the California Code of Regulations shall govern.

5 **101.3.1 Buildings not previously occupied.** A building or portion of a building that
6 has not been previously occupied or used for its intended purpose in accordance with
7 the laws in existence at the time of its completion shall be permitted to comply with the
8 provisions of the laws in existence at the time of its original permit unless such permit
9 has expired. Subsequent permits shall comply with the Building Code or Residential
10 Code, as applicable, for new construction.

11 **101.3.2 Buildings previously occupied.** The legal occupancy of any building existing
12 on the date of adoption of this Code shall be permitted to continue without change,
13 except as is specifically covered in this Code, the Fire Code, or as is deemed necessary
14 by the Building Official for the general safety and welfare of the occupants and the
15 public.

16 **8-7.02 LOS ANGELES COUNTY CODE, TITLE 33, EXISTING CODE 17 ADOPTED**

18 Los Angeles County Existing Building Code Chapter 2 through 4, 15, 16 and Appendix
19 Chapter A1, A3, A4 and A6 of the Title 33, the 2017 Los Angeles County Existing
20 Building Code, as amended and in effect on or before January 1, 2020, adopting the
21 2019 California Existing Building Code, is hereby adopted by reference pursuant to the
22 provisions of Sections 50022.1 through 50022.10 of the Government Code of the State
23 of California as though fully set forth herein, and made a part of the Huntington Park
24 Municipal Code with the same force and effect as though set out herein in full, including
25 all of the regulations, revisions, conditions and terms contained therein.

26 Not less than one copy of said Title 33 of the Los Angeles County Existing Building
27 Code together with any and all amendments thereto proposed by the City of Huntington
28 Park, has been and is now filed in the office of the Building and Safety Division and
shall be remain on file with Building Official, and shall collectively be known as the
City of Huntington Park Existing Building Code and may be cited as Title 8 Chapter 7
of the City of Huntington Park Municipal Code.

29 **8-7.03 EFFECT OF ADOPTION**

30 The adoption of this Code and the repeal, addition or amendment of ordinances by this
31 code shall not affect the following matters:

- 32 (A) Actions and proceedings which began the effective date of this code.
- 33 (B) Prosecution for ordinance violations committed before the effective date
34 of this code.
- 35 (C) Licenses and penalties due and unpaid at the effective date of this code,
36 and the collection of these licenses and penalties.
- 37 (D) Bonds and cash deposits required to be posted, filed or deposited pursuant
38 to any ordinance.

(E) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.

8-7.04 PENALTY; VIOLATIONS.

(A) General penalty; continuing violations. Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein. Where silent as to whether a violation is a misdemeanor or infraction, the City Attorney may prosecute such violation as either a misdemeanor or infraction in his/her discretion.

(B) Violations including aiding, abetting, and concealing. Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

(C) Enforcement by civil action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the city.

TITLE 8 BUILDING REGULATIONS CHAPTER 10 ELECTRICAL CODE

8-10.01 ELECTRICAL CODE ADMINISTRATION

Except as hereinafter changed or modified, the administration of the Electrical Code shall be as set forth in 8-1.01 Building Code Administration of this Code.

SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Title 8 Building Regulations, Chapter 10 of the City of Huntington Park Municipal Code shall be known as the Electrical Code of the City of Huntington Park, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”

101.3 Scope and Applicability The provisions of this Code shall apply to the erection, alteration, installation, repair, movement, improvement, removal connection or conversion of any electrical equipment and/or appliances or any other electrical work regulated by this Code within the City.

Exception: The provisions of this Code shall not apply to public utilities; or to electrical wiring for street lighting or traffic signals located primarily in a public way; or to mechanical equipment not specifically regulated in this Code. The provisions of this Code shall not apply to any electrical work performed by or for any electrical corporation, telephone corporation, telegraph corporation, railroad corporation or street railroad corporation on or with any electrical equipment owned or controlled and operated, or used

1 by and for the exclusive benefit of, such corporation in the conduit of its business as a
2 public utility, or to any other work which any such corporation may be entitled by law to
3 perform without payment of any local tax; but all provisions of this Code shall apply
4 insofar as they may consistently with the above be applicable to all other electrical work
5 performed by or for any such corporation.

6 The terms "electrical corporation", "telephone corporation", railroad corporation", and
7 "street railroad corporation" are herein used as said terms are respectively defined in the
8 Public Utility Code of the State of California; and such terms shall also be deemed to
9 include similar utilities which are municipally or governmentally owned and operated.

10 Where, in any specific case, different sections of this Code specify different materials,
11 methods of construction or other requirements, the most restrictive shall govern. Where
12 there is a conflict between a general requirement and a specific requirement, the specific
13 requirement shall be applicable.

14 In the event any differences in requirements exist between the accessibility requirements
15 of this Code and the accessibility requirements of the California Code of Regulations,
16 Title 24 (also referred to as the California Building Standards Code), then the California
17 Code of Regulations shall govern.

18 **106.1 Plan Check Requirements.** When required by the building official to verify
19 compliance with this Code, relevant laws, ordinances, rules and regulations; plans and,
20 when deemed necessary by the building official, calculations, and other required data shall
21 be submitted for plan review. The building official may require plans and calculations to
22 be prepared by an engineer registered by the State to practice as such. Only after the plans
23 have been approved may the applicant apply for an electrical permit for such work. The
24 building official may also require such plans be reviewed by other departments and/or
25 divisions of the City to verify compliance with the laws and ordinances under their
26 jurisdiction.

27 Separate Electrical Code plan review is required for any of the following:

- 28 1- To verify compliance with State energy requirements when such information is not
shown completely on the building plans;
- 2- Any installation of any equipment rated at 400 amperes or larger;
- 3- Any installation of a subpanel, switchboard or motor control center having a rating of
400 amperes or larger;
- 4- Any installation of a motor rated more than 10 HP;
- 5- Any installation of a transformer, generator, uninterruptable power supply (UPS),
phase converter, capacitor, rectifier or other separately derived system;
- 6- Any installation of a storage batteries;
- 7- Any installation of equipment rated above 600V;
- 8- All motion picture theaters;
- 9- Assembly rooms having an occupant load exceeding 500 occupants;
- 10- All gas stations, repair garages and similar locations classified as Hazardous in
Chapter 5 of this Code;
- 11- Spray booths;
- 12- Installation of lighting fixtures weighing more than 300 pounds;

13- Installation of any illuminated sign.

14- Any installation in a building of Type I-A, Type II-A , Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of an electrical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

106.3 Information Required on Electrical Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction 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 the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the electrical plans shall indicate the following:

- (1) A complete floor plan showing the location of the proposed service and all proposed subpanels, switchboards, panelboards and/or motor control centers. All required working space dimensions shall also be indicated where required by the building official;
- (2) A complete plan showing the layout, conductor size and insulation type for all proposed electric wiring in all parts of the building or structure;
- (3) A legend of all symbols used and a list of all abbreviations used;
- (4) A complete single line diagram with complete system grounding, water pipe bonding and other metal pipe bonding as required by the building official;
- (5) The location of all proposed outlet boxes for switches, lights, receptacles and similar devices in all parts of the building or structure;
- (6) The location, voltage and wattage or ampere rating for each noninductive piece of equipment;
- (7) The location, voltage and wattage or ampere rating for each transformers, capacitor, ballast, converter, frequency changer and/or similar equipment;
- (8) The location, voltage and horsepower rating for all motors, generators and similar equipment;
- (9) The horsepower rating for all disconnects protecting more than one motor or protecting any piece of HVAC equipment containing more than one motor;
- (10) Panel schedules for all proposed subpanels and similar equipment;
- (11) Lighting fixture schedule;
- (12) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where

1 a penetration will be made for electrical and communication conduits, pipes and similar
2 systems.

3 When deemed necessary by the building official, the first sheet of each set of plans shall
4 indicate the building Type of Construction as defined in the City Building Code and the
Electrical Code in effect on the date of plan check submittal.

5 **107.1 Electrical Permit Required.** No person shall erect, alter, install, repair, move,
6 improve, remove, connect or convert, or cause the same to be done, any electrical
equipment without first obtaining an electrical permit from the building official.

7 The issuance of a permit without first requiring a plan review shall not prevent the building
8 official from requesting plans deemed necessary to verify that the work performed under
9 said permit complies with this Code and all relevant laws, ordinances, rules and
regulations.

10 **107.2 Work Exempted from Electrical Permit.** An Electrical Permit shall not be
11 required for the following:

- 12 (1) Minor repair work such as the replacement of lamps, switches, receptacle devices
and sockets which were previously permitted and inspected under a valid electrical permit;
- 13 (2) Connection of portable generators, portable motors, appliances, tools, power
outlets and other portable equipment connected by means of a cord or cable having an
14 attachment plug to a permanently installed receptacle which. was previously permitted
and inspected under a valid electrical permit;
- 15 (3) Repair or replacement of overcurrent devices;
- 16 (4) The wiring for temporary theater, motion picture or television stage sets;
- 17 (5) The repair or replacement of ground, slab, floor or roof mounted fixed motors or
appliances of the same type and rating in the same location and which were previously
18 permitted and inspected under a valid electrical permit. Note: Suspended or wall mounted
equipment may be exempted from electrical permit requirements only after
documentation has been submitted to and reviewed by the building official for adequate
19 seismic anchorage. Separate building permit(s) may be required;
- 20 (6) That portion of electrical wiring, devices, appliances, apparatus, or equipment
operating at less than 25 volts and not capable of supplying more than 50 watts of energy;
- 21 (7) That portion of telephone, intercom, sound, alarm, control, communication and/or
signal wiring that is not an integral part of an appliance, and which operates at 30 volts or
22 less. Note: Separate permit may be required from the Fire Department;
- 23 (8) Temporary decorative lighting which is not installed for more than 90 days;
- 24 (9) The installation of temporary wiring for testing or experimental purposes within
suitable facilities specifically approved by the building official for such use.

25 Exemption from the permit requirements of this Code shall not be deemed to grant
26 authorization for any work to be done in any manner in violation of the provisions of other
laws or ordinances.

27 **8-10.02 LOS ANGELES COUNTY CODE, TITLE 27, ELECTRICAL CODE**
28 **ADOPTED**

1 Los Angeles County Electrical Code Article 90, Chapter 1 through 9, and Appendices A,
2 B, C, D, E, F, G, H, I and J, Title 27, The 2017 Los Angeles County Electrical Code, as
3 amended and in effect on or before January 1, 2017, adopting the 2016 California
4 Electrical Code, except as otherwise provided in said Title 27, is hereby adopted by
5 reference pursuant to the provisions of Sections 50022.1 through 50022. 10 of the
6 Government Code of the State of California as though fully set forth herein, and made a
7 part of the Huntington Park Municipal Code with the same force and effect as though set
8 out herein in full, including all of the regulations, revisions, conditions and terms
9 contained therein .

10 Not less than one copy of said Title 27 of the Los Angeles County Electrical Code together
11 with any and all amendments thereto proposed by the City of Huntington Park, has been
12 and is now filed in the office of the Building and Safety Division and shall be remain on
13 file with Building Official, and shall collectively be known as the *City of Huntington Park*
14 *Electrical Code* and may be cited as Title 8 Chapter 10 of the City of Huntington Park
15 Municipal Code.

16 **8-10.03 EFFECT OF ADOPTION**

17 The adoption of this Code and the repeal, addition or amendment of ordinances by this
18 code shall not affect the following matters:

- 19 (A) Actions and proceedings which began the effective date of this code.
- 20 (B) Prosecution for ordinance violations committed before the effective date of
21 this code.
- 22 (C) Licenses and penalties due and unpaid at the effective date of this code, and
23 the collection of these licenses and penalties.
- 24 (D) Bonds and cash deposits required to be posted, filed or deposited pursuant
25 to any ordinance.
- 26 (E) Matters of record which refer to or are connected with ordinances the
27 substances of which are included in this code; these references shall be construed
28 to apply to the corresponding provisions of the code.

29 **8-10.04 PENALTY; VIOLATIONS.**

30 (A) ***General penalty; continuing violations.*** Every act prohibited or declared unlawful
31 and every failure to perform an act required by this code is a misdemeanor or an infraction
32 as set forth in the said respective pertinent sections of this code and any person causing or
33 permitting a violation of any such section of said code shall be subject to the penalties
34 ascribed to each such section as set forth herein. Where silent as to whether a violation is
35 a misdemeanor or infraction, the City Attorney may prosecute such violation as either a
36 misdemeanor or infraction in his/her discretion.

37 (B) ***Violations including aiding, abetting, and concealing.*** Every person who causes,
38 aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

39 (C) ***Enforcement by civil action.*** In addition to the penalties provided herein, the said
40 code may be enforced by civil action. Any condition existing in violation of this code is a
41 public nuisance and may be summarily abated by the city.

TITLE 8
BUILDING REGULATIONS
CHAPTER 11
MECHANICAL CODE

8-11.01 MECHANICAL CODE ADMINISTRATION

Except as hereinafter changed or modified, the administration of the Mechanical Code shall be as set forth in 8-1.01 Building Code Administration of this Code.

SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Title 8 Building Regulations, Chapter 11 of the City of Huntington Park Municipal Code shall be known as the Mechanical Code of the City of Huntington Park, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”

101.3 – SCOPE. The provisions of this Code shall apply to the erection, alteration, installation, repair, relocation, movement, improvement, removal connection or conversion, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances mechanical equipment and/or appliances or any other mechanical work regulated by this Code within the City. Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

In the event, any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

106.1 Plan Check Requirements. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations; plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a mechanical permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

Separate Mechanical Code plan review is required for any of the following:

- (a) To verify compliance with State energy requirements when such information is not shown completely on the building plans;
- (b) Installations where the aggregate BTU input capacity for either comfort heating or comfort cooling is more than 500,000 BTU;
- (c) Type I or Type II commercial hoods;
- (d) Parking garage exhaust ventilation systems;
- (e) Product conveying duct system;
- (f) Spray booths;

- (g) Stair pressurization systems;
- (h) Installation of fire dampers, smoke dampers and/or combination smoke/fire dampers;
- (i) Air moving systems supplying air in excess of 2000 cfm and where smoke detectors are required in the duct work;
- (j) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a mechanical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

106.3 Information Required on Mechanical plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction 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 the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the mechanical plans shall indicate the following:

- (a) A complete floor plan showing the location of all proposed mechanical equipment, duct work, vents, etc.;
- (b) A complete plan showing the layout, diameter and material of all proposed piping;
- (c) A legend of all symbols used and a list of all abbreviations used;
- (d) The location of all proposed inlets, outlets, diffusers, etc.;
- (e) The btu/Hr and/or cfm rating of all equipment;
- (f) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for mechanical piping and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the Building Code and the Mechanical Code in effect on the date of plan check submittal.

107.1 Mechanical permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, any mechanical equipment without first obtaining a mechanical permit from the building official.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

107.2 Work Exempted from Mechanical permit. A mechanical permit shall not be required for the following:

- (a) Installation of portable appliances or equipment used for heating ventilating, or cooling (refrigeration or evaporative) which does not require either a Building Permit or an Electrical Permit to install;
- (b) Repair or replacement of steam, hot, or chilled water piping, and refrigeration piping which were previously permitted and inspected under a valid mechanical permit;
- (c) Repair or replacement of components to a refrigeration system which were previously permitted and inspected under a valid Mechanical permit.
- (d) Repair or replacement of any component, part or assembly of an appliance which does not alter its original approval and complies with the other applicable requirements of this Code;
- (e) Any unit refrigerating system.
- Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.

8-11.02 LOS ANGELES COUNTY CODE, TITLE 29, MECHANICAL CODE ADOPTED

Los Angeles County Mechanical Code Chapter 2 through Chapter 17 and Appendices B, C and D, Title 29, the 2017 Los Angeles County Mechanical Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California Mechanical Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Huntington Park Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

Not less than one copy of said Title 29 of the Los Angeles County Mechanical Code together with any and all amendments thereto proposed by the City of Huntington Park, has been and is now filed in the office of the Building and Safety Division and shall be remain on file with Building Official, and shall collectively be known as the *City of Huntington Park Mechanical Code* and may be cited as Title 8 Chapter 11 of the City of Huntington Park Municipal Code.

8-11.03 EFFECT OF ADOPTION

The adoption of this code and the repeal, addition or amendment of ordinances by this code shall not affect the following matters:

- (A) Actions and proceedings which began the effective date of this code.
- (B) Prosecution for ordinance violations committed before the effective date of this code.
- (C) Licenses and penalties due and unpaid at the effective date of this code, and the collection of these licenses and penalties.
- (D) Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.
- (E) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.

1
2 **8-11.04 PENALTY; VIOLATIONS.**

3 **(A) General penalty; continuing violations.** Every act prohibited or declared unlawful
4 and every failure to perform an act required by this code is a misdemeanor or an infraction
5 as set forth in the said respective pertinent sections of this code and any person causing or
6 permitting a violation of any such section of said code shall be subject to the penalties
ascribed to each such section as set forth herein. Where silent as to whether a violation is
a misdemeanor or infraction, the City Attorney may prosecute such violation as either a
misdemeanor or infraction in his/her discretion.

7 **(B) Violations including aiding, abetting, and concealing.** Every person who causes,
8 aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

9 **(C) Enforcement by civil action.** In addition to the penalties provided herein, the said
10 code may be enforced by civil action. Any condition existing in violation of this code is a
11 public nuisance and may be summarily abated by the city.

12 **SECTION 3: Findings of local conditions.** The Huntington Park City Council hereby
13 finds, determines and declares that those certain amendments to the State Building Code made by
14 the County of Los Angeles are appropriate and necessary to meet local conditions existing in the
15 City of Huntington Park, and this Council hereby further finds, determines and declares that each
such change is required for the protection of the public safety and is reasonably necessary because
of local climatic, geological conditions.

16 **SECTION 4: Continuation of existing law.** Where they are substantially the same as
17 existing law, the provisions of the City of Huntington Park Building Code shall be considered
continuations of existing law and shall not be considered new enactments.

18 **SECTION 5: Maintenance and distribution of code.** Not less than one copy of the
19 City of Huntington Park Building Code, duly certified by the City Clerk, shall be kept on file in
the office of the City Clerk for 15 days for the examination and use by the public. Amendments
20 to this code shall be noted by ordinance number on the appropriate pages of such code of this
code and one complete file of amendatory ordinances, indexed for ready reference, shall be
21 maintained in the office of the City Clerk for use and examination by the public. Distribution or
22 sale of additional copies of this code shall be made as directed by the City Council. In addition,
one copy of said City of Huntington Park Building Code may likewise be maintained by the
23 Community Development Department for examination and use by the public.

24 **SECTION 6: Catchlines of sections.** The catchlines of the several sections of this code
25 printed in boldface type are intended as mere catchwords to indicate the contents of the section
and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor,
26 unless expressly so provided, shall they be so deemed when any of such sections, including the
catchlines, are amended or reenacted.

27 **SECTION 7:** If any section, subsection, subdivision, paragraph, sentence, clause or
28 phrase in this Chapter, or any part thereof is for any reason, held to be unconstitutional or invalid

1 or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
2 effectiveness or the remaining portions of this chapter or any part thereof. The City Council
3 hereby declares that it would have passed each section, subsection, subdivision, paragraph,
4 sentence, clause or phrase thereof irrespective of the fact that any one or more subsections,
5 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid or
6 ineffective.

7 **SECTION 8: Declaration of Urgency.** This ordinance is hereby declared to be an
8 urgency measure necessary for the immediate protection of the public health, safety and welfare.
9 This Council hereby finds that there is a current and immediate threat to the public health, safety
10 and welfare. Unless the City Council adopts an urgency ordinance effective on January 1, 2020,
11 the 2019 California Codes without amendments necessary to preserve the public peace, health,
12 safety and welfare of the City of Huntington Park will go into effect until such time as the
13 amendment to the code can become legally effective through the standard process of Code
14 adoption. This will result in a gap in the implementation of the more stringent Code regulations
15 necessary for the City of Huntington Park due to its unique climatic, geological and topographical
16 characteristics. The City Council hereby finds that such a gap in the implementation of said more
17 stringent Code regulations will result in an immediate threat to the public health, safety and
18 welfare of the City of Huntington Park. The City Council hereby finds, determines and declares
19 that the immediate preservation of the public peace, health, safety and welfare necessitates the
20 enactment of this ordinance as an urgency ordinance and hereby shall become enforceable on
21 January 1, 2017.

22 **SECTION 9:** This Ordinance shall take effect on January 1, 2020.

23 **SECTION 10:** The City Clerk shall certify to the passage of this ordinance and shall cause
24 it to be published according to legal requirements.

25 **SECTION 11:** The Building Official shall file this ordinance with the California Building
26 Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.

27 **PASSED, APPROVED AND ADOPTED** this 7th day of January 2020.

28 _____
Karina Macias, Mayor

ATTEST:

Donna G. Schwartz, CMC
City Clerk

ATTACHMENT “C”

Findings and Los Angeles County Ordinance adopting and amending the 2019 California Codes and creating the 2020 Los Angeles County Codes, due to volume of the LACO Ordinance, one copy filed with the Office of City Clerk for review and can be viewed at the following links:

Building Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108564.pdf>

Residential Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108600.pdf>

Electrical Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108567.pdf>

Plumbing Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108597.pdf>

Mechanical Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108599.pdf>

Existing Building Code <http://file.lacounty.gov/SDSInter/bos/supdocs/108603.pdf>

California Codes can be viewed at <http://www.bsc.ca.gov/codes.aspx>