DATE: December 11, 2018

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Set Public Hearing - Consider the Adoption of 2016 California, Title 24 Building Codes

RECOMMENDATION:
It is requested that a public hearing be set for January 15, 2018, to consider an Ordinance adopting the 2016 California Title 24 Building Codes.

BACKGROUND:
The California law that establishes statewide building standards, known as the California Building Standards Code (CBSC), and located in Title 24 of the California Code of Regulations, is found in the California Health and Safety Code. CBSC, Title 24 incorporates the latest editions of selected model codes, and is the applicable code for all building occupancies throughout the state. Title 24 is updated every three years. All local governments are required to enforce Title 24, whether it is adopted by local ordinance or not. Local jurisdictions are permitted to make administrative modifications and other regional modifications in their local ordinances, if the jurisdiction can make findings that the modifications to the California Building Codes are due to geographic, geologic, or climatic conditions.

DISCUSSION:
Historically, it has been the policy of the City to adopt by ordinance, the latest edition of the Title 24 California Building Codes. These codes are adopted by reference and are contained within Chapter 11, Building Regulations, of the Inglewood Municipal Code (IMC). In addition to the adoption of the Title 24 Building Codes, staff recommends several clarifications and edits to Chapter 11, Building Regulations of the IMC.

The proposed changes to Chapter 11 of the IMC are non-substantive in nature such as revising the code section numbering and wording clarifications so that the IMC will agree with the applicable code sections and wording of the 2016 Title 24 Building Codes being adopted. Other revisions include: 1) Adding the entire text of previously referenced ordinances/sections; and 2) Deleting some sections of Chapter 11 of the IMC because there is no corresponding language in the 2016 Title 24 Building Codes, or because language in the IMC section is now contained in the 2016 Title 24 Building Codes.

The following are the Codes including all related revisions, supplements and errata:

e. California Mechanical Code, 2016 Edition
f. California Electrical Code, 2016 Edition
g. California Historical Building Code, 2016 Edition
h. California Existing Building Code, 2016 Edition
i. California Energy Code, 2016 Edition
l. California Fire Code, 2016 Edition with the 2017 County of Los Angeles Fire Department Amendments

Proposed redlined changes to Chapter 11 are attached as Attachment 2.

FINANCIAL/FUNDING ISSUES AND SOURCES:
Not applicable.

LEGAL REVIEW VERIFICATION: [Signature]
Administrative staff has verified that the legal documents accompanying this report, have been submitted to, reviewed, and approved by the Office of the City Attorney.

FINANCE REVIEW VERIFICATION: [Signature]
Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed, and approved by the Finance Department.

DESCRIPTION OF ATTACHMENTS:
Attachment No. 1 - Ordinance
Attachment No. 2 – Strikethrough IMC (Ch. 11)
APPROVAL VERIFICATION SHEET

PREPARED BY:
Mandhir Singh, Building Official

COUNCIL PRESENTER:
Mandhir Singh, Building Official

DEPARTMENT HEAD APPROVAL: [Signature]
Christopher E. Jackson, Sr., Econ. & Comm. Dev. Director

CITY MANAGER APPROVAL: [Signature]
Artie Fields, City Manager
ATTACHMENT NO. 1 - ORDINANCE
ORDINANCE TO COME UPON APPROVAL
ATTACHMENT NO. 2 – REDLINED EXISTING IMC (CH. 11)
CHAPTER 11 BUILDING REGULATIONS

Article 1. DEFINITIONS

Note

* Prior ordinance history: Ords. 2315 and 2397.

Section 11-1.2. California Building Code.


(Ord. 15-04 11-25-14)

Section 11-1.2.1. References to Prior Codes.

Unless superseded and expressly repealed references in City forms, documents and regulations to the chapters and sections of the former 2001 Title 24 Building Standards Code, shall be construed to apply to the corresponding provisions contained within the proposed 2013 2016 Title 24 Building Standards Code and all its supplements, errata, amendments and revisions thereof. All ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

(Ord. 15-04 11-25-14)

Article 2. BUILDING CODE


hereby referred to, adopted and made a part hereof as if fully set forth herein at length, and shall be designated, known and referred to as the “Building Code of and for the City of Inglewood.”

(Ord. 15-04 11-25-14)


3610 Emergency Egress or Rescue Windows. Bars, grilles, grates or similar devices may be installed in an emergency egress or rescue windows or doors required by Section 4929 1030 of the California Building Code, provided:

1. Such devices are equipped with approved release mechanisms which are operable from the inside without the use of a key or special knowledge or effort.

2. The building is equipped with smoke detectors installed in accordance with Section 907.2.14 907 of the California Building Code.

3. A permit has been obtained from the Building Official for the installation of such devices.

(Ord. 15-04 11-25-14)


Section 105.2 Work Exempt from Permit. Exemptions from 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 this code or any other law or ordinance of the City of Inglewood. Items 1 and 7 of subsection 105.2 of said California Building Code are hereby amended to read as follows:

1. One-story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and 6 7 feet in maximum height, with the exception of temporary, portable, readily movable structures not exceeding 120 square feet and 10 feet in maximum height, as long as the structure: (a) is not located in required setbacks as determined by the Planning Department; (b) does not have plumbing and/or electrical installations; and/or (c) is separated by a minimum of 10 feet from any similar accessory structure on the same property.

7. Painting, papering, carpeting and similar finish work.

Section 420.6.2.4 Power Supply. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with battery backup. Alarm wiring shall be directly connected to the permanent building wiring without a disconnection switch other than as required for overcurrent protection.

Exception: Single-family dwellings and duplexes may be battery operated type.

Section 907.2.11.4 Power Source. Smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with a battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception: Single-family dwellings and duplexes may be battery operated type.
Article 4. PLUMBING CODE

In accordance with the procedure designated in Section 50001 et seq., of the Government Code of the State of California, and subject to particular additions, deletions and amendments hereinafter set forth in this Article, there is hereby adopted by reference that certain code entitled “California Plumbing Code, 2013 2016 Edition,” based on the Uniform Plumbing Code, 2012 2015 Edition, promulgated and published by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission, together with Appendices A, B, C, D, G, I, J and K and Installation Standards therein contained. One full printed copy of said California Plumbing Code is filed in the office of the City Clerk and shall be at all times maintained by the City Clerk for use and examination by the public. Such “California Plumbing Code, 2013 2016 Edition” is hereby referred to, adopted and made a part thereof as if fully set forth herein at length, and shall be designated, known and referred to as the “Plumbing Code of and for the City of Inglewood.”

(Ord. 15-04 11-25-14)


Additions to the California Plumbing Code are hereby established to read as follows:

103.3.5 Special Owner’s Permit. The Building Official may issue a permit to only the owner of a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings for any work regulated by this Code. Such person must be the bona fide owner of any such dwelling and accessory buildings and quarters and the same must be occupied by said owner. Said owner shall personally purchase all materials and shall personally perform all labor in connection therewith. If this or any other provision thereof shall be violated by the holder of such special owner’s permit, such permit shall be subject to immediate cancellation by the Building Official, and the holder thereof shall be liable for the penalty hereinafter provided for violation of this Code.

713.8 Residential Buildings—Separate and Individual Plumbing Systems. All residential buildings shall be provided with separate and individual plumbing systems.

Exception: A common waste line may be allowed when located in a fully accessible area and it is two sizes larger than the required riser size.

(Ord. 15-04 11-25-14)


Sections 103.4, 103.4.1, 104.3.2, and 104.5 of the California Plumbing Code are hereby amended to read as follows:

103.1 Permits Required. Except as specified in Section 103.1.1, it shall be unlawful for any person, firm or corporation, to own, rent, lease, maintain, occupy, install, remodel, alter, repair, or replace any plumbing system regulated by this Code, or to cause the same to be done, without first obtaining a separate plumbing permit from the Building Official for each separate building or structure.
104.3.2 Plan Review Fees.

1. When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be established by resolution of the City Council.

2. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate established by resolution of the City Council.

3. When requested by the applicant, an expedited plan check fee shall be paid at the rate established by resolution of the City Council.

104.5 Permit Fees. When an application for Plumbing Permit is required to be submitted, the fee for each permit shall be set forth by resolution of the City Council.

(Ord. 15-04 11-25-14)


Deletions to the California Plumbing Code are hereby established to read as follows:

Delete Table 104.4 104.5 from Chapter 1 of said California Plumbing Code.

(Ord. 15-04 11-25-14)

Section 11-12.13. Schedule of Fees as Specified in the Master Fee Schedule.

<table>
<thead>
<tr>
<th>TABLE NO. 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. For issuing each permit.................................</td>
</tr>
</tbody>
</table>

In addition:

| 2. For each plumbing fixture or trap or set of fixtures on one trap installed or replumbed including drainage, vent, water piping and backflow prevention devices therefor.................. |
| 3. For each permanent type dishwasher whether individually trapped or not |
| 4. For each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps................................................................. |
| 5. For each swimming pool drainage trap and receptor whether connected to a building drain or a building sewer (water supply for pool not included)............................................................................................. |
| 6. For each gas piping outlet or alteration or retest of exiting gas piping system—— |
| 7. For each gas pressure regulator other than appliance regulators |
| 8. For each water heater and/or vent............................... |
| 9. For repair or alteration of drainage and/or piping .................. |
| 10. For each piece of water treating equipment and/or water piping installed without accompanying plumbing— |
| 11. For lawn sprinkler systems on any one meter including backflow prevention devices therefor |
| 12. For backflow prevention devices on unprotected water supplies, pools, tanks, vats, etc., (including incidental water piping)—— |
For each building drain installed without accompanying plumbing——

TABLE NO. II

1. For issuing each permit.................................................................

In addition:
2. For the connection of a house sewer to a public sewer or for the extension of a house lateral onto a lot for future use separate permit required for each such connection or extension
3. For each house sewer manhole..............................
4. For each installation of a section of house sewer for future use
5. For the connection of each additional building or additional work to a house sewer——
6. For disconnection, abandonment, alteration or repair of any home sewer or private sewage disposal system or part thereof——

Other inspections:
7. For inspection of plumbing equipment for which no fee is herein set forth——
8. For each extra inspection resulting from defective workmanship or materials, each——
9. For emergency inspections, during and outside normal business hours, per hour with a minimum charge of ONE hour——
10. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed, per hour with a minimum charge of ONE hour.

(Ord. 2312-8-1-78; Ord. 2401-6-23-81; Ord. 2440-5-24-83, Ord. 87-22 8-25-87; Ord. 03-09 8-05-03; Ord. 13-04 11-5-13)

Article 5. ELECTRICAL CODE


In accordance with the procedure designated in Section 50001 et seq., of the Government Code of the State of California, and subject to particular additions, deletions and amendments hereinafter set forth in this Article, there is hereby adopted by reference that certain code entitled “California Electrical Code, 2013 2016 Edition,” based on the National Electrical Code, 2014 2014 Edition, as published by the National Fire Protection Association (NFPA) and the California Building Standards Commission, and the Uniform Administrative Code Provisions for the National Electrical Code, 1996 Edition, as published by the International Conference of Building Officials (ICBO). One full printed copy of said California Electrical Code is on file in the office of the City Clerk, and shall be at all times maintained by the City Clerk for use and examination by the public. Said California Electrical Code is hereby referred to and adopted and made a part hereof, as is fully set forth herein at length, and said Code shall be designated, known and referred to as the “Electrical Code of and for the City of Inglewood.”

(Ord. 15-04 11-25-14)

Section 11-17. Electrical Code—Amendments.

Amendments to the California Electrical Code are hereby established to read as follows: NONE.

Section 301.1 of the Uniform Administrative Code Provisions for the Electrical Code is hereby amended as follows:

...
301.1 Permits Required. Except as specified in Section 301.2, it shall be unlawful for any person, firm or corporation, to own, rent, lease, maintain, occupy, erect, construct, enlarge, alter, repair, remodel, improve, or convert any building or structure regulated by this Code, or cause the same to be done, unless a separate electrical permit for each building or structure has first been obtained from the Building Official.

(Ord. 15-04-11-25-14)

Section 11-18. Permit—Special Owner’s.

The Building Official may issue a permit to only the owner of a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings for any work regulated by this Code. Such person must be the bona-fide owner of any such dwelling and accessory buildings and quarters and the same must be occupied by said owner. Said owner shall personally purchase all materials and shall personally perform all labor in connection therewith. If this or any other provision thereof shall be violated by the holder of such special owner’s permit, such permit shall be subject to immediate cancellation by the Building Official, and the holder thereof shall be liable for the penalty hereinafter provided for violation of this Code.

(Ord. 15-04-11-25-14)

Section 11-19. Electrical Fees.

When an application for Plumbing Electrical Permit is required to be submitted, the fee for each permit shall be set forth by resolution of the City Council.

(Ord. 15-04-11-25-14)

Section 11-34. Electrical Code—Deletions.

Deletions to the California Electrical Code are hereby established to read as follows:


(Ord. 15-04-11-25-14)

Article 9. SWIMMING POOL REGULATIONS

Section 11-61. Swimming Pool Regulations.

— It shall be unlawful for any person, within the City, to construct, install or maintain in the City a swimming pool or excavation as hereinabove defined, unless the same is enclosed or protected from entrance thereto by the following protective facilities or by other facilities equally sufficient for the purpose of protecting the public, particularly children, from the hazards of swimming pools and excavations:

— (1) All swimming pools and excavations shall be enclosed by a fence or wall not less than five feet in height above the underlying ground. There shall be no openings, holes or gaps more than two inches in any dimension, and, in the case of a picket fence, the distance between the palings, slats or boards shall not exceed two inches; provided that a dwelling house or accessory building may be used as a part of the enclosure.

— (2) All gates or doors opening through the enclosures above referred to in subsection (1) hereof, shall be equipped with an approved self-closing and self-latching device located on the inside of the gate or door and all knobs or controls on the outside of said gates or doors shall be at least four feet above grade and shall be designed to keep, and shall be
capable of keeping such door or gate securely closed at all times when not actually in use; provided, however, that the door of any occupied dwelling and forming any part of the enclosure hereinabove required, shall comply with Section 3109.1.8 in the 2013 California Building Code.

— (3) — The foregoing shall not apply to excavations made in connection with public improvements for which a permit has been issued by the Public Works Department of the City, or in connection with the construction of structures or buildings for which a permit has been issued by the Building Division; provided, however, that in such cases, the person making the excavation shall provide temporary barricades or other devices which will provide reasonable protection against the hazards herein referred to.

(Ord. 15-04-11-25-14)

Section 11-62. New Construction.

— All plans for the installation or construction of swimming pools, or the digging of excavations, shall show compliance with the requirements of this Article and final inspection and approval of all such swimming pools or excavations shall be withheld until all requirements of this Article have been complied with.

(Ord. 2315-8-1-78)

Section 11-63. Modifications.

— (1) — The Building Official may grant modifications upon a showing of good cause, with respect to the height, nature or location of the fence, wall, gates or latches, or the necessity therefor, provided the degree of protection required by this Article is not reduced thereby.

— (2) — All pool installations, including equipment and material, shall be in conformance with 2013 California Building Code and other applicable codes including Los Angeles County, State of California, and Federal requirements.

(Ord. 15-04-11-25-14)

Section 11-64. Appeal.

— An applicant for a permit to construct a swimming pool or to make an excavation may appeal any adverse determination of the Building Official to the Construction Appeals Board.

(Ord. 15-04-11-25-14)

Article 10. MECHANICAL CODE

Section 11-65. Mechanical Code—Established.

In accordance with the procedure established in Section 50001 et seq., of the Government Code of the State of California, and subject to the particular additions, deletions and amendments hereinafter set forth in this Ordinance there is hereby adopted by reference that certain code, entitled “California Mechanical Code, 2013 2016 Edition,” based on the Uniform Mechanical Code, 2012 2015 Edition, promulgated and published by the International Association of Plumbing and Mechanical Officials (IAPMO), and the California Building Standards Commission, together with appendices therein contained. One full printed copy of said California Mechanical Code is filed in the office of the City Clerk, and shall be at all times maintained by the City Clerk for use and examination by the public. Said “California Mechanical Code, 2013 2016 Edition” is hereby referred to, adopted and made a part thereof as if fully set forth herein at length, and shall be designated, known and referred to as the “Mechanical Code of and for the City of Inglewood.”

(Ord. 15-04 11-25-14)

Additions to the California Mechanical Code are hereby established to read as follows: NONE

113.1.5 Special Owner's Permit. The Building Official may issue a permit to only the owner of a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings for any work regulated by this Code. Such person must be the bona fide owner of any such dwelling and accessory buildings and quarters and the same must be occupied by said owner. Said owner shall personally purchase all materials and shall personally perform all labor in connection therewith. If this or any other provision thereof shall be violated by the holder of such special owner's permit, such permit shall be subject to immediate cancellation by the Building Official, and the holder thereof shall be liable for the penalty hereinafter provided for violation of this Code.

(Ord. 15-04 11-25-14)


Sections 111.1, 111.2, 114.3, 104.3.2, and 104.5 of the California Mechanical Code are hereby amended to read as follows:

111.1 Permits Required. Except as permitted in Section 111.2, it shall be unlawful for any person to install, erect, construct, enlarge, alter, repair, move, or improve a mechanical system regulated by this code, unless a separate mechanical permit for each building or structure has first been obtained from the Building Official.

114.3 104.3.2 Plan Review Fees.

(1) When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be established by resolution of the City Council.

(2) Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate established by resolution of the City Council.

(3) When requested by the applicant, an expedited plan check fee shall be paid at the rate established by resolution of the City Council.

114.2 104.5 Permit Fees. When an application for Mechanical Permit is required to be submitted, the fee for each permit shall be set forth by resolution of the City Council.

(Ord. 15-04 11-25-14)

Section-11-67.1. Mechanical Code—Permit Fees.

The fee as specified in the Master Fee Schedule for each permit shall be as set in Table 1-A:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>For the issuance of each permit: 100,000 Btu/h</td>
</tr>
<tr>
<td>2.</td>
<td>For the installation or relocation of each forced-air gravity-type furnace or burner, up to and including 100,000 Btu/h</td>
</tr>
</tbody>
</table>
3. For the installation or relocation of each forced-air or gravity-type furnace or burner, over 100,000 Btu/h, but less than 200,000 Btu/h

4. For the installation or relocation of each forced-air or gravity-type furnace or burner, over 200,000 BTU/h, but less than 400,000 Btu/h

5. 400,000 Btu/h or more

6. For the installation or relocation of each floor furnace including vent

7. For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater

8. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit

9. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this Code

10. For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 Btu/h

11. For the installation or relocation of each boiler or compressor, over 100,000 Btu/h, but less than 200,000 Btu/h

12. For the installation or relocation of each boiler or compressor over 200,000 Btu/h, but less than 400,000 Btu/h

13. 400,000 Btu/h or more

14. For the installation of each commercial kitchen hood

15. For mechanical exhaust system for spray-booth

16. For each appliance or piece of equipment regulated by this Code but not classed in other appliance categories, or for which no other fee is listed in this Code

17. Registers, supply and return, each

18. Other Inspections. Reinspection fees assessed under provisions of Section 116.6, each

19. For the installation or relocation of each boiler or compressor to including 3 h.p. (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)

20. For the installation or relocation of each boiler or compressor over 3 h.p. (10.6 kW), to and including 15 h.p. (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)

21. For the installation or relocation of each boiler or compressor over 15 h.p. (52.7 kW), to and including 30 h.p. (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)

22. For the installation or relocation of each boiler or compressor over 30 h.p. (105.5 kW), to and including 50 h.p. (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)

23. For the installation or relocation of each boiler or compressor over 50 h.p. (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)

24. For each air-handling unit to and including 10,000 cubic feet per minute (cfm)

25. For each air-handling unit over 10,000 cubic feet per minute (cfm)

26. Evaporative Coolers
—26. For each evaporative cooler other than portable type.
—27. For each ventilation fan connected to a single duct

—28. For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit.
—29. For the installation of each hood which is served by mechanical exhaust, including the duets for such hood.
For inspection of mechanical equipment for which no fee is herein set forth and for emergency inspections, and/or outside the normal business hours, per hour with a minimum charge of ONE hour

 Addition plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed, per hour with a minimum charge of ONE hour.

(Ord. 03-10 8-5-03; Ord. 13-04 11-5-13)

Section 11-67.2. Mechanical Code—Plan Check Fees.
Section 11-67.2 of the California Mechanical Code is hereby amended to read as follows:

"115.3 Plan Review Fees. When a plan or other data are required to be submitted by Section 113.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for mechanical work shall be as specified in the Master Fee Schedule.

An expedited plan check fee shall be paid as specified in the Master Fee Schedule when requested by the customer. The current waiting period as compared to the expedited length of processing will be determined by City staff when plans are submitted for review. For expedited plan reviews checked by staff, City staff will be paid overtime when allowed by the Administrative Officer, and when consistent with the Memorandum of Understanding for plans checked outside of the regular working hours."

(Ord. 03-10 8-5-03; Ord. 13-04 11-5-13)

Section 11-68. Mechanical Code—Deletions.

Delete Table 111.4.1 104.5 from the “California Mechanical Code, 2013 2016 Edition.”

(Ord. 15-04 11-25-14)

Article 16. RESIDENTIAL CODE


In accordance with the procedure designated in Section 50001 et seq., of the Government Code of the State of California, and subject to particular additions, deletions and amendments hereinafter set forth in this Article, there is hereby adopted by reference those certain codes, entitled “California Residential Code, 2013 2016 Edition,” based on the International Residential Code, 2012 2015 Edition, including the following appendices, Appendices E and J, promulgated and published by the International Code Council and the California Building Standards Commission. One full printed copy of said California Residential Code, 2013 2016 Edition, is on file in the office of the City Clerk, and shall be at all times maintained by the City Clerk for use and examination by the public. Such California Residential Code, 2013 2016 Edition, is hereby referred to, adopted and made a part hereof as if fully set forth herein at length, and shall be designated, known and referred to as the “Residential Code of and for the City of Inglewood.”

(Ord. 15-04 11-25-14)
Section 11-165. Residential Code—Deletions.

Deletions to the California Residential Code are hereby established to read as follows: NONE

(1) Delete Building Item 10 from Section R105.2.
(2) Delete Electrical Items 1 through 5 from Section R105.2.
(3) Delete Gas Items 1 through 3 from Section R105.2.
(4) Delete Mechanical Items 1 through 8 from Section R105.2.

(Ord. 15-04-11-25-14)

Section 11-166. Residential Code—Amendments.

Sections R102.7, R105.1, R105.2, Items 1 and 6, R108.6 of the California Residential Code are hereby amended to read as follows:

R102.7 Existing Structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the 1997 Uniform Housing Code or the California Fire Code, or as it is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

R105.1 Required. Except as specified in Section R105.2, it shall be unlawful for any person to own, rent, lease, maintain, occupy, erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure regulated by this code unless a separate permit for each building or structure has first been obtained from the Building Official.

R105.2 Work exempt from permit.

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided:
   a. It does not exceed 120 square feet in floor area nor 7 feet in overall height. EXCEPTION: Temporary, portable, readily movable structures not exceeding 120 square feet in floor area may be up to ten feet in overall height.
   b. There are no plumbing or electrical installations.
   c. It is separated by ten feet or more, from any similar accessory structure on the same property.
   6. Painting, papering, carpeting and similar finish work.

Article 17. RESIDENTIAL SOLAR PERMITTING


(1) Applicability. This Section applies to the permitting of all small residential rooftop solar energy systems, as defined herein, in the City.

(2) Definitions. The following words and phrases as used in this Section are defined as follows:
   (a) “Accessory structure” means a structure not greater than three thousand square feet (two hundred seventy-nine square meters) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.
   (b) “City” means the City of Inglewood or the City Council of the City of Inglewood.
(c) “Building Official” means the official in charge of building and safety Building Safety of the City of Inglewood, or authorized representative.

(d) “Electronic submittal” means the utilization of email, facsimile, or the Internet.

(e) “Small residential rooftop solar energy system” or “SRRSES” means all of the following:

(i) A solar energy system that is no larger than ten kilowatts alternating current nameplate rating or thirty kilowatts thermal.

(ii) A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City and paragraph (iii) of subdivision (c) of Section 714 of the California Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

(iii) A solar energy system that is installed on a single- or duplex-family dwelling and accessory structure(s).

(iv) A solar panel or module array that does not exceed the maximum legal building height as defined by the City.

(f) “Solar energy system” has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the California Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

(g) “Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(3) Solar Energy System Requirements.

(a) All solar energy systems shall meet applicable health and safety standards and requirements imposed by the State of California and of the City of Inglewood, including the local Fire Department.

(b) Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Codes.

(c) Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories, and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

(4) Expedited Permitting Process and Checklist, and Permit Fees.

(a) On or before September 30, 2015, the Building Official shall adopt an expedited permitting process for SRRSES, including a standard plan and checklist(s) of all requirements with which small residential SRRSES shall comply to be eligible for expedited review.

(b) The checklist and all documents required for the submission of an expedited small residential SRRSES application shall be made available to the public on the City’s website. Due to limitations in the City’s technical systems, the City does not have the ability to accept electronic signatures on forms, applications, and other permit documents and accordingly, the electronic submittal for forms, applications and other permit documents shall not be permitted under this section.

(c) The fees prescribed for the permitting of small residential SRRSES shall be established from time to time by resolution of the City and shall be in compliance with California Government Code Sections 65850.55, 66015, 66016, and California Health and Safety Code Section 17951.

(5) Prior to submitting an application for permits for a SRRSES, the applicant shall:

(a) Verify to the applicant’s reasonable satisfaction through the use of standard engineering evaluation techniques that the support structure for the SRRSES is stable and adequate to transfer all wind, seismic, and dead and live loads, associated with the system to the building foundation; and
(b) At the applicant’s cost verify to the applicant’s reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system’s current use, to carry all new photovoltaic electrical loads.

(6) An application that satisfies the information requirements in the checklist, as determined by the Building Official, shall be deemed complete. Upon receipt of an incomplete application, the Building Official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

(7) A Building Official may require an applicant to apply for a use permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decision may be appealed to the City Planning Commission. If a use permit is required, a Building Official may deny an application for the use permit if the official makes written finding based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid, as defined, the adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the City Planning Commission.

(8) Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.

(9) A feasible method to satisfactorily mitigate or avoid the specific, adverse impact includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the City on another similarly situated application in a prior successful application for a permit. The City shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the California Civil Code defining restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance.

(10) Upon confirmation by the Building Official of the application and supporting documentation being complete and meeting the requirements of the checklist, the Building Official shall administratively approve the application and issue all required permits or authorizations. Such approval does not authorize an applicant to connect the SRRSES to the local utility provider’s electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

(11) For a small SRRSES eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner and may include a consolidated inspection by the Building Official and the local Fire Department. If a SRRSES fails inspection, a subsequent inspection is authorized, however the subsequent inspection need not conform to the requirements of this subsection.

(Ord. 15-22 10-6-15)