

ORDINANCE NO. 1848

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA, CALIFORNIA, ADOPTING AMENDMENTS TO TITLE 15 "BUILDINGS AND CONSTRUCTION" OF THE LA HABRA MUNICIPAL CODE CHAPTERS 15.04, 15.05, 15.06, 15.07, 15.08, 15.12, 15.16, 15.32, 15.46 AND 15.68, BY ADOPTING THE 2022 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL, EXISTING BUILDING, GREEN BUILDING STANDARDS AND ENERGY CODES; AND, THE COUNTY OF LOS ANGELES FIRE CODE AND 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

THE CITY COUNCIL OF THE CITY OF LA HABRA DOES HEREBY ORDAIN AS FOLLOWS:

Chapters **15.04, 15.05, 15.06, 15.07, 15.08, 15.12, 15.16, 15.32, 15.46 and 15.68**, of Title 15 of the La Habra Municipal Code are hereby repealed in their entirety, and new Chapters **15.04, 15.05, 15.06, 15.07, 15.08, 15.12, 15.16, 15.32, 15.46 and 15.68** of Title 15 are hereby added in place thereof to read as follows:

Chapter 15.04

BUILDING CODE

Sections:

15.04.010 ADOPTION OF THE 2022 CALIFORNIA BUILDING CODE

Except as provided in this chapter, those certain building codes known and designated as the *California Building Code 2022* Edition including Chapter 1, Division II, shall become the building code of the City of La Habra for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City of La Habra.

15.04.020 AMENDMENTS TO THE CALIFORNIA BUILDING CODE

The 2022 California Building Code (CBC) is hereby amended as follows:

Administrative Provisions. Division II of Chapter 1, entitled "Scope and Administration", is applicable in the City.

CBC Section 101.1 is amended, by inserting City of La Habra into the text as the name of the jurisdiction.

CBC Section 101.4 is amended by deletion of its entirety (including sections 101.4.1, 101.4.2, 101.4.3, 101.4.4, 101.4.5, 101.4.6 and 101.4.7), and replaced with the following:

101.4. Referenced Codes. The California Codes listed below shall be considered part of the requirements of this code to the extent of each such reference:

1. California Building Code, 2022 Edition, based on the 2021 International Building Code
2. California Residential Code, 2022 Edition, based on the 2021 International Residential Code
3. California Green Building Standards Code, 2022 Edition

4. California Existing Building Code, 2022 Edition, based on the 2021 International Existing Building Code
5. California Mechanical Code, 2022 Edition, based on the 2021 Uniform Mechanical Code
6. California Plumbing Code, 2022 Edition, based on the 2021 Uniform Plumbing Code
7. California Electrical Code, 2022 Edition, based on the 2020 National Electrical Code
8. Uniform Code For The Abatement of Dangerous Buildings, 1997 Edition
9. International Property Maintenance Code, 2021 Edition
10. Orange County Grading and Excavation Code

The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of La Habra. Where the California Code of Regulations and State Building Standards Code of Regulations differ from any sections of the Construction Codes, State regulations shall prevail over the Construction Codes.

One (1) copy of all the above codes and standards therefore are on file in the office of the building official pursuant to Health and Safety Code Section 18942 (d) (1) and are made available for public inspection.

CBC Section 105.2 is revised by amending exception 1, 2 and 9, and adding 14 as follows:

1. One-story detached accessory structures used as tool and storage sheds, patio and pool supply sheds, BBQ or stand-alone fireplaces not exceeding 6 feet above grade (gas lines require permits), playhouses and similar uses, provided the floor area does not exceed 120 square feet, with no air conditioning, no electrical, and no plumbing fixtures, and conforming to the Zoning Code.
2. Wood, steel, vinyl, iron, or other similar such fences not over 6 feet high. Masonry walls or fences not over 3 feet high.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457.2 mm) deep, do not exceed 5,000 gallons (18,927.059L) and are installed entirely above ground.
14. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.2.

CBC Section 105.5 is amended as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Time limitation for permit expiration as the result of code enforcement shall be as per notice of violation or as otherwise determined by the Building Official.

CBC Section 107.3 is amended to add a paragraph as follows:

An expedited review and permit issuance process shall be provided for EV Charging Stations and simplified forms for submittal will be made available on the City's website.

CBC Section 113.3 is amended to provide as follows:

Board of Appeals when used in the Building Standards Codes shall mean the City Planning Commission. The Board of Appeals is hereby established for each of the Building Standards Codes. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the Appeals Board.

CBC Table 1505.1 is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

**TABLE 1505.1^a
MINIMUM ROOF COVERING CLASSIFICATIONS
TYPES OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

a. Unless otherwise required in accordance with Chapter 7A.

CBC Section 1505.1.3 is amended, by the deletion of the entire section and the addition of a new section thereto, to read as follows:

1505.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

CBC Section 1807.1.6 is amended to read as follows:

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

CBC Section 3109.2 is amended as follows:

3109.2 Construction permit; safety features required. New or remodeled pools or spas, at a private single-family home, shall have an enclosure complying with the amended California Residential Code Appendix V.

Chapter 15.05

RESIDENTIAL CODE

Sections:

15.05.010 ADOPTION OF THE 2022 CALIFORNIA RESIDENTIAL CODE

Except as provided in this chapter, those certain building codes known and designated as the *California Residential Code* (CRC) 2022 Edition, including appendix H and V, shall become the residential code of the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, equipment, use, height, area and maintenance of all residential structures within the scope of the CRC in the City of La Habra.

15.05.020 AMENDMENTS TO THE 2022 CALIFORNIA RESIDENTIAL CODE

The 2022 California Residential Code (CRC) is hereby amended as follows:

CRC Division II, Administration, Sections 101 through 114 is deleted in their entirety. Refer to this code Section 15.04.020, Administrative Provisions, for the administration of the CRC.

CRC Table R301.2 is revised to read as follows:

**TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD o	WIND DESIGN				SEISMIC DESIGN CATEGORY f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP e	ICE BARRIER UNDERLAYMENT REQUIRED h	FLOOD HAZARDS g	AIR FREEZING INDEX i	MEAN ANNUAL TEMP j
	Speed (MPH) d	Topographic effects k	Special wind region l	Windborne debris zone m		Weathering a	Frost line depth b	Termite c					
ZERO	110	No	No	No	D2 or E	Negligible	12"	Very Heavy	43	No	Yes	0	60°F

MANUAL J DESIGN CRITERIA n

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEAT TEMPERATURE DIFFERENCE
305	34	37	91		70	75	
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
7			69	27		7 (50% RH)	

For Sl: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(1)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Table R403.3(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 971/2-percent values for winter from Appendix D of the *California Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The City of La Habra does not have any Flood Hazards Zones. (**OR, if yes**) See City's FIRM maps for Flood Hazard Locations.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
- o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figure R301.2 (3) and R301.2(4).

CRC Section R902.1 is amended by revising it to allow only class A or B roofs as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Classes A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

CRC Section R902.1.2 is amended by revising it to require a minimum Class B roof as follows:

R902.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

CRC Section R902.2, first paragraph is amended by revising it to allow only Class A or B treated wood roofs as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

CRC Appendix V, amend section AV100.2(a) as follows:

Except as provided in Section AV100.5, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with item #1 below AND at least one additional following seven drowning prevention features:

CRC Appendix V, amend section AV100.2(a) #1 as follows:

1. An enclosure that meets the requirements of AV100.3 and isolates the swimming pool and spa from the private single-family home. Any walls of the residential structure or accessory structures used to complete the isolation enclosure must have door openings equipped with protection as required in AV100.2 (a) #4 or #5. Any such door protection device provided for this purpose may not be used to comply with the second drowning prevention feature requirement.

Chapter 15.06

GREEN BUILDING STANDARDS CODE

Sections:

15.06.010 ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE

Except as provided in this chapter, those certain building codes known and designated as the *California Green Building Standards Code* 2022 Edition, shall become the Green Building Code of the City for reducing the negative impact and encouraging sustainable construction practices in the planning and design, energy efficiency, water efficiency and conservation, and environmental quality of all newly constructed buildings or structures in the City of La Habra.

15.06.020 AMENDMENTS TO THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

The 2022 California Green Building Standards Code is hereby amended as follows:

Section 202 is amended to add a definition as follows:

Sustainability. Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

Chapter 15.07

EXISTING BUILDING CODE

Sections:

15.07.010 ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE

Except as provided in this chapter, the California Existing Building Code, 2022 Edition shall become the Existing Building Code of the City, regulating the alteration, repair, addition and change of occupancy of existing structures in the City of La Habra.

15.07.020 AMENDMENTS TO THE 2022 CALIFORNIA EXISTING BUILDING CODE

The 2022 California Existing Building Code is hereby amended as follows:

Division II, Scope and Administration, Section 101 through 117 are deleted in their entirety. Refer to this code, Section 15.04.020, Administrative Provisions, for the administration of the California Existing Building Code.

Chapter 15.08 MECHANICAL CODE

Sections:

15.08.010 ADOPTION OF 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE

Except as provided in this chapter, the California Mechanical Code, 2022 Edition, shall be and become the Mechanical Code of the City, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, Incinerators and other miscellaneous heat producing appliances in the City of La Habra.

15.08.020 AMENDMENTS TO THE 2022 CALIFORNIA MECHANICAL CODE

The 2022 California Mechanical Code is hereby amended as follows:

CMC Division II, Scope and Administration, Section 101.0 through 107.0, inclusive of Table 104.5, are deleted in their entirety. Refer to this code, Section 15.04.020, Administrative Provisions, for the administration of the CMC.

Chapter 15.12

PLUMBING CODE

Sections:

15.12.010 ADOPTION OF 2022 EDITION OF THE CALIFORNIA PLUMBING CODE

Except as provided in this chapter, the California Plumbing Code, 2022 Edition, shall be and become the Plumbing Code of the City, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City of La Habra.

15.12.020 AMENDMENTS TO THE 2022 CALIFORNIA PLUMBING CODE

The 2022 California Plumbing Code (CPC) is hereby amended as follows:

CPC Division II, Scope and Administration, Section 101.0 through 107.0, inclusive of Table 104.5, are deleted in their entirety. Refer to this code, Section 15.04.020, Administrative Provisions, for the administration of the CPC.

Chapter 15.16

ELECTRICAL CODE

Sections:

15.16.010 ADOPTION OF 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE

Except as provided in this chapter, the California Electrical Code, 2022 Edition, based on the 2019 National Electrical Code as published by the National Fire Protection Association, shall be and become the Electrical Code of the City, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City of La Habra.

15.16.020 AMENDMENTS TO THE CALIFORNIA ELECTRICAL CODE

The 2022 California Electrical Code (CEC) is hereby amended as follows:

Refer to this code, Section 15.04.020, Administrative Provisions, for the administration of the CEC.

Article 311.12(B) Conductor Material is amended by the addition of a second paragraph to read as follows:

Copper wire shall be used for wiring No. 6 and smaller in all installations. Consideration for use of aluminum wiring can be made by the Building Official for feeder lines only on an individual basis where adequate safety measures can be ensured.

Chapter 15.32

PROPERTY MAINTENANCE CODE

Sections:

15.32.010 ADOPTION OF 2021 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE

Except as provided in this chapter, the International Property Maintenance Code, 2021 Edition, shall be and become the Property Maintenance Code of the City of La Habra, regulating the maintenance of buildings and structures within the City.

15.32.020 AMENDMENTS TO THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

The International Property Maintenance Code, 2021 Edition, hereby is adopted with the following amendments.

1. Where the term International Building Code is used it shall be replaced with the term California Building Code.
2. Where the term International Residential Code is used it shall be replaced with the term California Residential Code.
3. Where the term International Plumbing Code is used it shall be replaced with the term California Plumbing Code.
4. Where the term International Energy Conservation Code is used it shall be replaced with the term California Energy Code.
5. Where the term International Fire Code is used it shall be replaced with the term California Fire Code.
6. Where the term International Fuel Gas Code is used it shall be replaced with the term California Plumbing Code.
7. Where the term International Mechanical Code is used it shall be replaced with the term California Mechanical Code.
8. Where the term NFPA 70 is used it shall be replaced with the term California Electrical Code.
9. Where the term International Code is used it shall be replaced with the term La Habra Zoning Code.

Section 101.1 is hereby amended as follows:

101.1 Title. These regulations shall be known as the *Property Maintenance Code* of the City of La Habra, hereinafter referred to as this code".

Section 303 is hereby deleted.

Section 304.14 is hereby amended as follows:

304.14 Insect screens. During the period from March 1 of each year to November 15 of each year, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any

areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall have a self-closing device In good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

Section 602.3 is hereby amended as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 of each year to May 1 of the following year to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

(Exceptions are not modified)

Chapter 15.46

FIRE CODE

Sections

15.46.010 Adoption of the County of Los Angeles Fire Code.

Except as provided in this chapter, the *County of Los Angeles Fire Code*, shall be and become the Fire Code of the City of La Habra.

15.46.020 Amendment to the County of Los Angeles Fire Code.

The *County of Los Angeles Fire Code* is hereby adopted with the following amendment:

Wherever the county of Los Angeles Fire Code requires a fee(s) to be paid to the fire department, such fee(s) shall be paid to the city of La Habra.

Chapter 15.68

ENERGY REQUIREMENTS

Sections

15.88.010 ADOPTION OF 2022 EDITION OF THE CALIFORNIA ENERGY CODE

Except as provided in this chapter, the California Energy Code, 2022 Edition, as developed by the California Energy Commission, shall be and become the Energy Code of the City of La Habra, regulating and controlling the energy efficiency of buildings within the City of La Habra.

15.68.020 AMENDMENTS TO THE CALIFORNIA ENERGY CODE

The 2022 Edition of the *California Energy Code* is hereby adopted with no amendments.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of La Habra hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutional.

PASSED, APPROVED AND ADOPTED this 7th day of November 2022.

Jose Medrano
Mayor

Attest:

Rhonda J. Barone, CMC
Assistant City Clerk

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS.
CITY OF LA HABRA }

I, Rhonda J. Barone, CMC, Assistant City Clerk of the City of La Habra, do hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 1848 introduced at a regular meeting of the City Council of the City of La Habra held on the 19th day of September, 2022, and reviewed at a public hearing held on the 17th day of October, 2022, and was thereafter adopted at a regular meeting held on the 7th day of November, 2022, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Said ordinance has been published or posted pursuant to law.

Witness my hand and the official seal of the City of La Habra this 7th day of November, 2022.

Rhonda Barone, CMC
Assistant City Clerk