

ORDINANCE NO 3307-25

AN ORDINANCE OF THE CITY OF REDONDO BEACH ADOPTING BY REFERENCE THE 2025 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA ENERGY CODE, CALIFORNIA ADMINISTRATIVE CODE, CALIFORNIA HISTORICAL BUILDING CODE, THE CALIFORNIA REFERENCED STANDARDS CODE, 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, UNIFORM SWIMMING POOL, SPA, AND HOT TUB CODE 2006, 1997 UNIFORM HOUSING CODE, AND 1997 UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS TOGETHER WITH CERTAIN DELETIONS, ADDITIONS AND AMENDMENTS TO TITLES 3, 5 AND 9 OF THE REDONDO BEACH MUNICIPAL CODE.

WHEREAS, in accordance with state law, local jurisdictions can incorporate additional regulations that address special circumstances in the community or area provided that they are at least as restrictive as the statewide codes; and

WHEREAS, to ensure compliance with AB 130 the existing 2022 Edition of the California Building Standards Codes amendments associated with Group R occupancies, as listed in Section 310 of the California Building Code, as well as the detached on- and two- family dwellings and townhouses, as listed in the California Residential Code are being carried forward into the 2025 Edition of the California Building Standards Codes; and

WHEREAS, the California Health and Safety Code Sections 17958, 17958.5, and 17958.7 require the governing body of a city, before making any modifications or changes to the California Building Standards Code, to make express findings that such modifications or changes are reasonably necessary because of local climatic, geological or topographical conditions, as documented in Exhibit A; and

WHEREAS, based on the foregoing, the City Council of the City of Redondo Beach does hereby find that the proposed amendments to the 2025 Edition of the California Building Standards Codes are reasonably necessary for reasons of local climatic, geologic, and topographic conditions as set forth in "Exhibit A" of this ordinance; and

WHEREAS, The City Council desires to repeal specified chapters of Title 9 of the Redondo Beach Municipal Code and amended herein with local amendments.

THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance may have a significant effect on the environment. It is therefore exempt from review under the California Environmental Quality Act pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations (CEQA Guidelines).

SECTION 2. Title 9, Chapter 1, Section 9-1.00 of the Redondo Beach Municipal Code is hereby repealed.

SECTION 3. Title 9, Chapter 1, Section 9-1.101 and Section 9-1.101.1 of the Redondo Beach Municipal Code is amended to read as follows:

“Chapter 1 BUILDING CODE.

9-1.01 Adoption of the 2025 California Building Code.

Pursuant to the provisions of Section 50022.1 to 50022.10, inclusive, of the Government Code of the State and subject to the particular additions, deletions and amendments set forth in this chapter, the rules, regulations, provisions and conditions set forth in that certain Code entitled the “2025 California Building Code,” including Chapter 33, and **Appendices B, F, G, H, I, J, P & Q** (including Chapter/Section 1, Division 2) therein contained, promulgated and published by the International Code Council and the California Building Standards Commission, one (1) full printed copy of which, printed as a Code in book form were by the Council ordered filed and which have been filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as though set forth herein at length, are hereby established and adopted as the rules, regulations, provisions and conditions to be observed and followed in the construction, alteration, improvements, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, demolition, conversion, area and height, of buildings or structures or any appurtenances connected or attached to such buildings or structures in the city; and subject to the additions, deletions and amendments set forth in this chapter, said Code with its Appendices B, F, G, H, I, J, P & Q and the said Standards containing said rules, regulations, standards, provisions and conditions is hereby established and adopted by reference, and the same shall be designated, known and referred to as the “Building Code” of and for the City.

9-1.01.1 Administration.

All administrative sections of the California Administrative Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Referenced Standards, 2021 International Swimming Pool and Spa and Hot Tub Code and 2021 International Solar Energy Provisions Code are hereby deleted and replaced by Chapter 1, Division II of the California Building Code 2025 Edition.”

SECTION 4. AMENDMENT OF CODE. Title 9, Chapter 1, Section 9-1.02 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-1.02 Permit required.

Section [A], 105.1, Chapter 1 Division II of the California Building Code is hereby amended and shall read as follows:

[A] 105.1 Permits Required. Except as specified in Section [A] 105.2 of this Section, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, demolished, or change of occupancy of a building or structure, unless a separate permit for each building or structure has first been obtained from the Building Official.

Section [A] 105.2 Work Exempt From Permit, Items 1, 2, 9, of the California Building Code are hereby amended to read as follows.

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11m²), when the surface of adjacent grade does not exceed one unit vertical in 10 units horizontal (10-percent slope); the building does not contain electrical, mechanical or plumbing work and the building conforms to the applicable zoning regulations of Title 10 Planning and Zoning of the Municipal Code.

2. Wood fences not exceeding 6 feet (1829mm) in height including concrete or masonry pilasters unless fence is built on slope and retains earth, and masonry and concrete fences that are not over 5 feet (1524mm) in height unless built on a slope or retaining earth.

9. Prefabricated swimming pools accessory to a Group R-3, Occupancy that are less than 18 inches (457.5 mm) deep, do not exceed 5,000 gallons (18927 L) and are installed entirely above ground.”

SECTION 5. AMENDMENT OF CODE. Title 9, Chapter 1, Section 9-1.03 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-1.03 Fees.

Section [A] 109.2, 109.3, 109.4, and 109.6 of the California Building Code are hereby amended to read as follows:

[A] 109.2 Schedule of permit fees.

Plan review fees, permit fees, investigation fees, penalty and violation fees, and other charges required under this Title shall be as prescribed in the City’s Master Fee Schedule, as established and amended by ordinance of the City Council.

[A] 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, fire extinguishing, and permanent systems. If in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official. The determination of value or valuation for residential remodels shall be 65 percent of the new cost of construction.

[A] 109.4 Work Commencing Before Permit Issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to double the total permit fees and all enforcement costs.”

[A] 109.6 Refunds. The refund of fees shall be 80% of the permit fees that government resources have not been expended to complete.”

SECTION 6. AMENDMENT OF CODE. Title 9, Chapter 1, Section 9-1.04 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-1.04 Violations and penalties.

Section [A] 114.4 of the California Building Code is hereby amended as follows:

[A] 114.4 Violation penalties. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any

building or structure or cause or permit the same to be done in violation of this code. The penalty for any violation, upon the conviction of any violation, shall be a fine of not more than one thousand dollars (\$1000.00), or imprisonment in a County Jail for a period not exceeding six (6) months, or both such fine and imprisonment. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the ordinances of Redondo Beach is committed, continued, or permitted by any such person, and shall be punished accordingly.”

SECTION 7. AMENDMENT OF CODE. Title 9, Chapter 1, Section 9-1.05 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-1.05 Fire Sprinkler Systems.

Section 903 of Chapter 9 of the California Building Code is hereby amended as follows:

Section [F] 903.2.1.1.1 is added to read as follows:

[F] 903.2.1.1.1 Group A-1. An automatic sprinkler system shall be provided for group A-1 undergoing remodel/tenant improvements under the following conditions:

1. Additions exceeding 1000 square feet.
2. Addition of a second floor above ground level.
3. Additions where combined area on all floors and mezzanines exceed 1000 square feet.
4. Change of occupancy classification to an assembly use or classification change of any other occupancy exceeding 1000 square feet.

Section [F] 903.2.1.2.1 is added to read as follows:

[F] 903.2.1.2.1 Group A-2. An automatic sprinkler system shall be provided for group A-2 undergoing remodel/tenant improvements under the following conditions:

1. Additions exceeding 1000 square feet.
2. Addition of a second floor above ground level.
3. Additions where combined area on all floors and mezzanines exceed 1000 square feet.
4. Change of occupancy classification to an assembly use or classification change of any other occupancy exceeding 1000 square feet.

Section [F] 903.2.1.3.1 is added to read as follows:

[F] 903.2.1.3.1 Group A-3. An automatic sprinkler system shall be provided for group A-3 undergoing remodel/tenant improvements under the following conditions:

1. Additions exceeding 1000 square feet.
2. Addition of a second floor above ground level.
3. Additions where combined area on all floors and mezzanines exceed 1000 square feet.

4. Change of occupancy classification to an assembly use or classification change of any other occupancy exceeding 1000 square feet.

Section [F] 903.2.1.4.1 Group A-4 is added to read as follows:

[F] 903.2.1.4.1 Group A-4. An automatic sprinkler system shall be provided for group A-4 undergoing remodel/tenant improvements under the following conditions:

1. Additions exceeding 1000 square feet.
2. Addition of a second floor above ground level.
3. Additions where combined area on all floors and mezzanines exceed 1000 square feet.
4. Change of occupancy classification to an assembly use or classification change of any other occupancy exceeding 1000 square feet.

Section [F] 903.2.1.5.2 is added to read as follows:

[F] 903.2.1.5.2 Group A-5. An automatic sprinkler system shall be provided for group A-5 undergoing remodel/tenant improvements under the following conditions:

1. Additions exceeding 1000 square feet.
2. Addition of a second floor above ground level.
3. Additions where combined area on all floors and mezzanines exceed 1000 square feet.
4. Change of occupancy classification to an assembly use or classification change of any other occupancy exceeding 1000 square feet.

Section [F] 903.2.1.8 is added to read as follows:

[F] 903.2.1.8 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where one of the following conditions exists:

4. Where a Group B fire area exceeds 1000 square feet;
5. Where a Group B fire area is located more than one story above grade plane; or
6. Where the combined area of all fire areas on all floors, including any mezzanines, exceeds 1000 square feet.

Section [F] 903.2.3 is amended to read as follows:

[F] 903.2.3 Group E. Except as provided for in Sections 903.2.3.19 and 903.2.3.20 for public school campus and 907.2.3.7 (fire alarm and detection) for modernization of an existing public school campus building(s), an automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas when greater than 1000 square feet in area, or located more than one story above grade plane, or where the combined area of all fire areas on all floors, including any mezzanines, exceed 1000 square feet.

2. Throughout every portion of educational buildings below the level of exit discharge.

3. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in exempt amounts are used or stored.

Section [F] 903.2.4 is amended to read as follows:

[F] 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. Where a Group F-1 fire area exceeds 1000 square feet.
2. Where a Group F-1 fire area is located more than one story above grade plane; or
3. Where the combined area of all fire areas on all floors, including any mezzanines, exceeds 1000 square feet.

Section [F] 903.2.4.1 is amended to read as follows:

[F] 903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 1000 square feet in area which generate finely divided combustible waste or use finely divided combustible materials.

Section [F] 903.2.6 is amended to read as follows:

[F] 903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group I-1.

Section [F] 903.2.7 is amended to read as follows:

[F] 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. Where a Group M fire area exceeds 1000 square feet;
2. Where a Group M fire area is located more than one story above grade plane; or
3. Where the combined area of all fire areas on all floors, including any mezzanines, exceeds 1000 square feet.

Section [F] 903.2.9 is amended to read as follows:

[F] 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

4. A Group S-1 fire area exceeds 1000 square feet.
5. A Group S-1 fire area is located more than one story above grade plane; or
6. The combined area of all S-1 fire areas on all floors, including any mezzanines, exceeds 1000

square feet.

Section [F] 903.2.9.1 is amended to read as follows:

[F] 903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings with a fire area containing a repair garage exceeding 1000 square feet.
2. Buildings with a repair garage servicing vehicles parked in the basement.

Section [F] 903.2.9.2 is amended to read as follows:

[F] 903.2.9.2 Bulk storage of tires. Buildings and structures for the storage of tires shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Section [F] 903.2.10 is amended to read as follows:

[F] 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 or where located beneath other groups.

Section [F] 903.2.8 is amended to read as follows:

[F] 903.2.8 Group R3 and U. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R and/or Group U fire area.

Exceptions:

1. Detached ADU where the main dwelling unit is not protected by fire sprinklers
2. Detached Group U accessory buildings not exceeding 1000 square feet.

Section [F] 903.2.8.3 is amended to read as follows:

[F] 903.2.8.3 Group R-4, Condition 1. An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-4.

Section [F] 903.2.22 is added to read as follows:

[F] 903.2.22 Existing buildings of all occupancies. In existing buildings, an automatic sprinkler system shall be required throughout the entire building whenever more than a 1200 square feet addition and/or an additional story is added to the existing building.

Section [F] 903.3.1.3 is amended to read as follows:

Section 903.3.1.3 NFPA 13D sprinkler systems. Where allowed, automatic sprinkler systems in 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 shall be installed throughout in accordance with NFPA 13D.”

SECTION 8. AMENDMENT OF CODE. Title 9, Chapter 1, Section 9-1.06 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-1.06 Permit expiration.

Section [A] 105.5 is hereby amended to read as follows:

[A] 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 12 months 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 and not exceeding two (2) calendar years. The extension shall be requested in writing and justifiable cause demonstrated.

Before such work can be recommenced, a new permit, or a renewed permit as specified below, shall be first obtained.

For permits where work has not commenced within 12 months from the date of such permit, a renewed permit may be obtained provided that: (1) no changes have been made or will be required in the original plans and specifications for such work; and (2) the expiration has not exceeded two (2) calendar years from the original issuance date.

For permits where work had commenced and was subsequently suspended or abandoned for a period exceeding 12 months (365 days), a renewed permit may be obtained provided that: (1) No changes have been made or will be required in the original plans and specifications for such work; and (2) the expiration has not exceeded two (2) calendar years from the issuance date, and/or (3) where construction has progressed and has been approved, to the point whereby only a final inspection(s) is required, a fee shall be determined based on the number of estimated inspections, estimated staff time, and required meetings as determined by the Building Official.

For permits that have exceeded two years beyond the issuance date, a new permit is required. The applicant shall pay the fee based on the valuation of the uncompleted work required for a plan check and a new permit and plans will be reviewed under the current codes and ordinances at the time of the new applications. The Building Official may determine that the applicable Building Codes issued under the original permit may be utilized based on the remaining scope of work to be completed on a case-by-case basis.

If the owner or applicant fails to complete the construction work within the time required, the Building Official is authorized to obtain the abatement of any unsafe condition or nuisance created by such incomplete work. The City Attorney is authorized to file an action for the abatement of any such unsafe condition or nuisance if required to do so by the Building Official.”

SECTION 9. AMENDMENT OF CODE. Title 9, Chapter 1, Section 9-1.06.1 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-1.06.1 Construction Documents.

Section [A] 107.1 is hereby amended, and [A] 107.1.1 is added to read as follows:

[A] 107.1 General. Submittal documents consisting of construction documents, statements of special inspections, geotechnical reports, and other data shall be submitted in two or more sets or in digital format where allowed by the Building Official, with each permit application. The construction documents for all new commercial buildings, commercial tenant improvements, and residential group R-2 shall be prepared by a registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design

professional.

[A] 107.1.1 Plan Review Fees. When submittal documents are required by the Building Official, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be determined by the most current city Master Fee Schedule.

The plan review fees specified in this section are separate and in addition to any permit fees required by Section 109.1.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section [A] 107.3.4.1, an additional plan review fee shall be charged as determined by the most current city Master Fee Schedule.”

SECTION 10. AMENDMENT OF CODE. Title 9, Chapter 1, Section 9-1.06.1.1 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-1.06.1.1 Expiration of Plan Review.

Section [A] 105.3.2 is hereby amended to read as follows:

[A] 105.3.2 Time limitation of application. Applications for which no permit is issued within 12 months following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. Upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken, the Building Official may provide a one-time extension not to exceed 180 days, at which time a permit shall be issued. An application may only be extended once unless otherwise determined by the Building Official on a case-by-case basis. Should the permit not be issued after a one-time extension has been granted, the applicant shall submit a new application, pay new plan review fees, and plans shall be reviewed under current codes and ordinances at the time of the new application.”

SECTION 11. AMENDMENT OF CODE. Title 9, Chapter 1, Section 9-1.06.2 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-1.06.2 Certificate of Occupancy

Section [A] 111.1 is hereby amended to read as follows:

[A] 111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a certificate of occupancy thereof as provided herein. The final of a building permit shall act as the certificate of occupancy for change of use in existing buildings or structures and new single-family dwellings and new condominiums. A certificate of occupancy shall only be issued for new commercial construction. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.”

SECTION 12. AMENDMENT OF CODE. Title 9, chapter 1, Section 9-1.08 of the Redondo Beach Municipal Code is hereby amended to read as follows:

9-1.08 Roofing and re-roofing.

“Section 1505.1 is hereby amended as follows:

The entire roof covering Class "C" of every existing structure where more than twenty-five (25%) 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 A or B roofs as defined in the California Building Code.

Table 1505.1 is hereby amended as follows:

All roof classifications of "C" shall be deleted from Table 1505.1 and replaced by class "B" roof classifications."

SECTION 13. AMENDMENT OF CODE. Title 9, chapter 1, Section 9-1.09 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"9-1.09 Grading permits and fees.

- (a) **General.** Fees shall be assessed in accordance with the provisions of this section.
- (b) **Plan Review Fees.** When a plan or other data are 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 set as in the current Master Fee Schedule. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this Code. For excavation and fill on the same site, the fee shall be based on the volume of excavation and fill.
- (c) **Grading Permit Fees.** The fee for each grading permit shall be set as in the current Master Fee Schedule. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this Code. There shall be no separate charge for standard terrace drains and similar facilities."

SECTION 14. AMENDMENT OF CODE. Title 9, Chapter 28, Section 9-1.28 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"9-1.28 Construction notification.

Demolition permits. The contractor or owner is required to send by certified mail a notification letter to all the apartment units, condominiums, or house addresses located on the ten (10) adjacent properties to the construction site. Proof of paid certified mail notification letters are required to be submitted to the Building and Safety Division (14) days prior to commencing demolition.

Building permits. The contractor or owner is required to send by certified mail a notification letter to all the apartment units, condominiums, or house addresses located on the ten (10) adjacent properties to the construction site. Proof of paid certified mail notification letters are required to be submitted to the Building and Safety Division (14) days prior to commencing construction.

This notification letter would apply only to building permits with a valuation listed at One Hundred Fifty Thousand (\$150,000.00) Dollars or more, and to all demolition permits. The Building and Safety Division will provide a list of all the apartment units, condominiums, or house addresses located on the ten (10) adjacent properties the contractor/owner is required to notify. The contractor/owner is required to notify the five (5) adjacent properties surrounding the construction site, as well as the three (3) properties directly across the street, and two (2) further properties, notified from an optional four (4) properties, with frontage on the same street as the permitted construction. In the case of a property located on a street corner, the contractor/owner is required to notify the three (3) adjacent properties

surrounding the construction site, as well as the five (5) properties located across the two (2) intersecting streets, and the two (2) remaining properties (notified from an optional four (4) properties) with frontage on the same street as the permitted construction. For construction sites not meeting either condition listed above, the Building and Safety Division will assign the ten (10) required properties to be notified.

Exception:

1. Where the valuation is less than 150,000 Dollars and an addition greater than 50 square feet is being constructed construction notification shall be required.
2. Remodels that include removal of exterior siding/ stucco where framing is exposed, or roof pitch modification and is less than 150,000 Dollars construction notification shall be required.

The notification letter shall include the following information: the name and address of contractor and owner, the contact telephone number for contractor and owner, the job address, a description of work, and the approximate construction start date.”

SECTION 15. AMENDEMENT OF CODE. Title 9, Chapter 22, Section 9-22.01 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“Chapter 22 RESIDENTIAL CODE

9-22.01 Adoption of the 2025 California Residential Code.

Pursuant to the provisions of Section 50022.1 to 50022.10, inclusive, of the Government Code of the State and subject to the particular additions, deletions and amendments set forth in this chapter, the rules, regulations, provisions and conditions set forth in that certain Code entitled “2025 California Residential Code,” including Chapter 1, Division 2 and **Appendices BB, BF, BH, BM, CI, and CJ** therein contained, promulgated and published by the International Code Council and the California Building Standards Commission, one (1) full printed copy of which, printed as a Code in book form were by the Council ordered filed and which have been filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as set forth herein at length, are hereby established and adopted as the rules, regulations, and provisions and conditions to be observed and followed in the construction, enlargement, alteration, movement, replacement, repair, equipment, use and occupancy, location, removal and demolition, conversion, use, height, area and maintenance of buildings, structures and improvements of every detached one-and two-family dwelling, townhouse not more than three stories above grade plane in height with a separate means of egress and structures accessory thereto in the city and related subjects, items and matters as set forth in said Code, within the City. Subject to the additions, deletions and amendments set forth in this chapter, said Code, with its said Chapter 1, Division 2 and Appendices BB, BF, BM, CI, and CJ, is hereby established and adopted by reference, and the same shall be designated, known and referred to as the “Residential Code” of and for the City.”

SECTION 16. AMENDEMENT OF CODE. Title 9, Chapter 22, Section 9-22.03 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-22.03 Permit required.

Section R105.1, Chapter 1 Division II is hereby amended and shall read as follows:

R105.1 Permits Required. Refer to RBMC 9-1.02 Section [A] 105.1 Permits Required.

Section R105.2 Work Exempt From Permit. Refer to RBMC 9-1.02 Section [A] 105.2 Work Exempt From Permit.”

SECTION 17. AMENDEMENT OF CODE. Title 9, Chapter 22, Section 9-22.05 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-22.05 Fees.

Section R108.2 is amended as follows:

R108.2 Schedule of Permit Fees. Refer to RBMC 9-1.03 Section [A] 109.2 Schedule of Permit Fees

Section R108.3 is amended as follows:

R108.3 Building Permit Valuations. Refer to RBMC 9-1.03 Section [A] 109.3 Building Permit Valuations.

Section R108.5 is amended as follows:

R108.5 Refunds. Refer to RBMC 9-1.03 Section [A] 109.6 Refunds.

Section R108.6 is amended as follows:

R108.6 Work Commencing Before Permit Issuance. Refer to RBMC 9-1.03 Section [A] 109.4 Work Commencing Before Permit Issuance.”

SECTION 18. AMENDEMENT OF CODE. Title 9, Chapter 22, Section 9-22.05.1 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-22.05.1 Permit Expiration.

Section R105.5 is hereby amended to read as follows:

R105.5 Expiration. Refer to RBMC 9-1.06 Section [A] 105.5 Expiration.”

SECTION 19. AMENDEMENT OF CODE. Title 9, Chapter 22, Section 9-22.05.2 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-22.05.2 Construction Documents

Section R106.1 is amended to read as follows:

R106.1 General. Refer to RBMC 9-1.06.1 Section [A] 107.1 General.

Section R106.1.1.1 is added to read as follows:

R106.1.1.1 Plan Review Fees. Refer to RBMC 9-1.06.1 Section [A] 107.1.1 Plan Review Fees.”

SECTION 20. AMENDEMENT OF CODE. Title 9, Chapter 22, Section 9-22.05.3 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-22.05.3 Expiration of Plan Review.

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

R105.3.2 Time limitation of application. Refer to RBMC 9-1.06.1.1 Section [A] 105.3.2 Time limitation of application.”

SECTION 21. Title 9, Chapter 2, Section 9-22.06 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-22.06 Certificate of Occupancy.

Section R110.3 is hereby amended to read as follows:

R110.3 Certificate Issued. Refer to RBMC 9-1.06.2 Section [A] Use and Occupancy.”

SECTION 22. Title 9, Chapter 2, Section 9-22.07 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-22.07 Violations and penalties.

Section R113.4 is hereby amended to read as follows:

R113.4 Violation Penalties. Refer to RBM 9-1.04 Section [A] 114.4 Violation Penalties.”

SECTION 23. Title 9, Chapter 2, Section 9-22.08 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-22.08 Fire extinguishing systems.

Section R309 is hereby amended to read as follows:

R309.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler shall be installed in townhouses.

Exception: An automatic residential fire sprinkler system shall be required when additions of more than 1200 square feet or an additional story is added to the existing townhouses that do not have an automatic residential fire sprinkler system installed.

R309.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler shall be installed in one- and two-family dwellings.

Exception: An automatic sprinkler system must be provided throughout every existing R-3 occupancy when a 1,200 square foot or greater addition occurs established by the Building Code Official. Reference RBMC 3-4.108 Section 903.2.8.1.1.”

SECTION 24. AMENDEMENT OF CODE. Title 9, Chapter 25 of the Redondo Beach Municipal Code is hereby amended and shall read as follows:

“Chapter 25 HISTORICAL BUILDING CODE

9-25.01 Adoption of the 2025 California Historical Building Code.

Pursuant to the provisions of Section 50022.1 to 50022.10, inclusive, of the Government Code of the State and subject to the particular additions, deletions and amendments set forth in this chapter, the

rules, regulations, provisions and conditions set forth in that certain Code entitled "2025 California Historical Building Code," including the **Appendix A** therein contained, promulgated and published by the International Code Council and the California Building Standards Commission, one (1) full printed copy of which, printed as a Code in book form were by the Council ordered filed and which have been filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as though set forth herein at length, are hereby established and adopted as the rules, regulations, provisions and conditions to be observed and followed in the repair, alteration and additions necessary for the preservation, restoration, reconstruction, rehabilitation, relocation, or continued use of a qualified historical building or property when so elected by the private property owner in the city; and subject to the additions, deletions and amendments set forth in this chapter, said Code with its Appendix A and the said Standards containing said rules, regulations, standards, provisions and conditions is hereby established and adopted by reference, and the same shall be designated, known and referred to as the "Historical Building Code" of and for the City."

SECTION 25. AMENDEMENT OF CODE. Title 9, Chapter 3, Section 9-3.01 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"Chapter 3 ELECTRICAL CODE.

9-3.01 Adoption of 2025 California Electrical Code and Chapter 1, Division II of the California Building Code for Administrative Code Provisions for the Electrical Code.

Pursuant to the provisions of Section 50022.1 to 50022.10, inclusive of the Government Code of the State and subject to the particular additions, amendments, and deletions set forth in this chapter, the rules, regulations, provisions, and conditions set forth in those certain Codes entitled "2025 California Electrical Code", ("CEC"), **including the Annexes and Tables** therein contained, promulgated and published by the National Fire Protection Association of Quincy, Massachusetts and the California Building Standards Commission, including the Annexes and Tables therein contained, one (1) full printed copy of which, printed as a Code in book form, was by the Council ordered filed and which has been actually filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as though set forth herein at length, are hereby established and adopted as the rules, regulations, standards, provisions, and conditions to be observed and followed in the installation, arrangement, alteration, repair, use, and operation of electrical wire connections, fixtures, and other electrical appliances, and subject to the additions, amendments, and deletions set forth in this chapter, said Code with its Annexes and Tables, containing said rules, regulations, standards, provisions, and conditions, is hereby established and adopted by reference, and the same shall be designated, known, and referred to as the "Electrical Code" of and for the City."

SECTION 26. AMENDEMENT OF CODE. Title 9, Chapter 3, Section 9-3.02 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"9-3.02 Violations and penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by law. Every person who willfully resists, delays, obstructs or interferes in any way with the Building Official or his or her authorized representative in the discharge or attempt to discharge any duty of his or her office or employment shall be guilty of a violation of this Chapter.

Any person, firm, or corporation violating any of the provisions or failing to comply with any of the mandatory requirements of the ordinances of Redondo Beach shall be guilty of a misdemeanor. Any

person convicted of a misdemeanor under the ordinances of Redondo Beach shall be punished by a fine of not more than one thousand dollars (\$1,000), or by imprisonment not to exceed six (6) months, or by both such fine and imprisonment. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the ordinances of Redondo Beach is committed, continued, or permitted by any such person, and shall be punished accordingly.”

SECTION 27. AMENDEMENT OF CODE. Title 9, Chapter 3, Section 9-3.03 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-3.03 Fees.

Section 89.108.4.2 is amended as follows:

89.108.4.2 Fees. The fees shall be determined by the most current City Resolution of Fees.

Plan Review Fees. Refer to RBMC 9-1.03 Section [A] 109.2 Schedule of permit fees.

Work commencing before permit issuance. Refer to RBMC 9-1.03 Section [A] 109.4 Work Commencing Before Permit Issuance.

Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation may be required before a permit may be issued for such work.

Investigation Fee. Refer to RBMC 9-1.03 Section [A] 109.2 Schedule of permit fees.”

SECTION 28. AMENDEMENT OF CODE. Title 9, Chapter 3, Section 9-3.04 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-3.04 Plans and specifications.

Section 89.108.4.3 is amended to read as follows:

89.108.4.3 Plan review and Time limitation.

Electrical Plans and Specifications. When required by the Building Official, electrical plans, specifications, and applications shall be filed and approved by the Building Official prior to any electrical wiring or installations.

Electrical plans and specifications for all occupancies listed in the current adopted California Building Code shall be prepared by an Electrical Engineer who possesses a valid Professional Electrical Engineering Registration issued pursuant to and in accordance with the laws of the State of California. All electrical sheets shall be stamped and signed by the licensed Professional Electrical Engineer.

Electrical plans shall include but are not limited to load schedule, wiring diagrams, homeruns, wire sizes, location and size of service panels and subpanels, method of grounding of service. Electrical plans for the following types of projects must be submitted for electrical plan check:

1. All Commercial and Industrial projects, tenant improvements, additions, and service changes.
2. The mixed Occupancy of R-2 and U Occupancy where U Occupancy is between 1000 and 3000 square feet or when service is over 400 amps.

3. R-3 Occupancy and U Occupancy when service is over 400 amps.

Electrical Load Calculations shall be prepared and submitted by a licensed electrical contractor and/or owner/builder under the following conditions:

1. R-3 Occupancy including new construction, additions, and service changes.
2. U Occupancy (which is part of the R -3 Occupancy), which does not exceed 1000 square feet in area.

Exception: The Building Official may waive the submission of electrical plans, calculations, etc., if it is found that the nature of the work applied for is such that reviewing of electrical plans is not necessary to obtain compliance with this Code.”

SECTION 29. AMENDMENT OF CODE. Title 9, Chapter 3, Section 9-3.05 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-3.05 Expiration of plan review.

Section 9-1.06.1.1 Expiration of Plan Review of the Redondo Beach Municipal Code shall apply.”

SECTION 30. AMENDMENT OF CODE. Title 9, Chapter 3, Section 9-3.06 of the Redondo Beach Municipal Code is hereby added and shall read as follows:

“9-3.06 Permit limitation.

Section 105.5 of said Chapter 1, Division II of the California Building Code for Administrative Code Provisions for the California Electrical Code 2025 is hereby amended to read:

Section 105.5 Expiration. Refer to RBMC 9-1.06 Section [A] 105.5 Expiration.”

SECTION 31. AMENDMENT OF CODE. Title 9, Chapter 3, Section 9-3.07 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-3.07 Expiration of Plan Review.

Section 9-1.06.1.1 of the Redondo Beach Municipal Code shall apply.”

SECTION 32. AMENDMENT OF CODE. Title 9, Chapter 3, Section 9-3.08 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-3.08 Undergrounding services.

Section 9-3.08 is amended to read as follows:

Section 230.30 (A) Installation is amended by the addition of subsection (5) to read as follows:

(5) Underground Utilities Required. All new buildings and structures in the City of Redondo Beach shall provide underground electrical and communication service laterals on the premises to be served, as hereinafter required.

(a) New Construction. All electrical, telephone, cable television system, and similar service wires and cables which provide direct service to new main buildings, new accessory buildings, and structures, shall be installed underground in compliance with

all applicable building and electrical codes, safety regulations, and orders, rules of the Public Utilities Commission of the State of California, and specifications or standards of the Engineering Department.

(b) Existing Buildings. Such service wires and cables shall also be placed underground when existing buildings, existing accessory buildings, and structures are repaired, remodeled, altered, expanded, or requiring the relocation or replacement of service panel.

(c) Wiring. Between the accessory buildings and the main buildings shall be in an underground system and shall be in a separate conduit so that replacement may be made without disturbing other groups of service wires, unless otherwise approved by the Building Official.

(d) Responsibility for Compliance. The Contractor and Owner shall be and are jointly and severally responsible for complying with the requirements of this section and shall make the necessary arrangements with the utility companies servicing the structure for the installation of such facilities.

If a proposed building or structure would create a situation which would make unreasonable, impractical, or physically impossible the continuance of overhead utility service to an existing adjacent property (or properties), then the Contractor and owner of the proposed building or structure shall be responsible for relocating such utilities per utility company specifications, and shall be installed underground in compliance with all applicable codes, safety regulations, and orders, rules of the Public Utilities Commission of the State of California, and specifications or standards of the Public Works Department.

(e) Appurtenances. For the purpose of this section, appurtenances and associated equipment such as, but not limited to, service mounted transformers, pedestal mounted terminal boxes and meter cabinets may be placed above ground if permitted by and in accordance with the rules of the State Public Utilities Commission.

(f) Waiver of Underground Requirements. In new construction or in additions to and or remodeling of existing buildings, if topographical, soil, or any other conditions make such underground installations unreasonable or impractical, a waiver of some, or all of the requirements of this section may be granted by the Building Official, provided that a special electrical panel with connectors that are capable of accepting either the overhead or the underground power supply cables, and a four (4") inch pipe leading from the panel to the outer side of the foundation system (sweep) installed inside the exterior wall of the building, shall be installed at the time of construction, as a minimum for future underground utility cables connection. A written approval from Southern California Edison is required, when necessary, subject to the installation of all necessary electrical conduits, terminal boxes and other appurtenances as may be required to provide underground service in the future.

Exceptions: This section shall not apply to:

- (i) Utility lines which do not provide service to the area being developed.
- (ii) Properties which are served by the rear from utilities not located within public rights of way."

SECTION 33. AMENDEMENT OF CODE. Title 9, Chapter 3, Sections 9-3.09 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-3.09 Service equipment.

Section 230.70 (A) (1) is amended to read as follows:

(A) The service disconnecting means shall be installed at a readily accessible location outside of the building. The service disconnecting means may be located inside nearest the point of entrance of the service conductors where approved by the Building Official.

Section 230.79 is amended to add subsection (E) to read as follows:

(E) Multi-Family Dwellings. For each multi-family dwelling, the service disconnecting means shall have a rating of not less than 100amperes, 3-wire.”

SECTION 34. AMENDEMENT OF CODE. Title 9, Chapter 26, Sections 9-26.01 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“Chapter 26 CALIFORNIA ADMINISTRATIVE CODE

9-26.01 Adoption of the 2025 California Administrative Code.

Pursuant to the provisions of Section 50022.1 to 50022.10, inclusive, of the Government Code of the State and subject to the particular additions, deletions and amendments set forth in this chapter, the rules, regulations, provisions and conditions set forth in that certain Code entitled “2025 California Administrative Code,” promulgated and published by the International Code Council and the California Building Standards Commission, one (1) full printed copy of which, printed as a Code in book form were by the Council ordered filed and which have been filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as though set forth herein at length, are hereby established and adopted as the administrative regulations regarding the adoption of building standards; and subject to the additions, deletions and amendments set forth in this chapter, said Code and the said Standards containing said rules, regulations, standards, provisions and conditions is hereby established and adopted by reference, and the same shall be designated, known and referred to as the “Administrative Code” of and for the City.”

SECTION 35. AMENDEMENT OF CODE. Title 9, Chapter 5, Section 9-5.01 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“Chapter 5 PLUMBING CODE

9-5.01 Adoption of the 2025 California Plumbing Code.

Pursuant to the provisions of Section 50022.1 to 50022.10, inclusive, of the Government Code of the State and subject to the particular additions, deletions and amendments set forth in this chapter, the rules, regulations, provisions and conditions set forth in that certain Code entitled “2025 California Plumbing Code” including the Appendices A, B, C, D, G, H, I, J, K, L, and M therein contained, promulgated and published by the International Association of Plumbing and Mechanical Officials of Ontario, California and the California Building Standards Commission, one (1) full printed copy of which, printed as a Code in book form were by the Council ordered filed and which have been filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as set forth herein at length, are hereby established and adopted as the rules, regulations, and provisions and conditions to be observed and followed in the moving, removal, demolition,

condemnation, maintenance and use of plumbing, house drainage, house sewers, sanitary sewers, cesspools, septic tanks, gas piping, gas water heater vents, swimming pools, and gas outlets for swimming pool heaters and related subjects, items and matters as set forth in said Code, within the City. Subject to the additions, deletions and amendments set forth in this chapter, said Code, with its said specified sections of Chapter 1, Division II, Chapters 2 through 17, and Appendices A, B, C, D, G, H, I, J, K, L, and M is hereby established and adopted by reference, and the same shall be designated, known and referred to as the "Plumbing Code" of and for the City."

SECTION 36. AMENDEMENT OF CODE. Title 9, Chapter 5, Chapter 9-5.02 of the Redondo Beach Municipal Code is amended to read as follows:

"9-5.02 Fees.

Section 104.5 is amended as follows:

104.5 Fees. Refer to RBMC 9-1.03 Section [A] 109.2 Schedule of permit fees.

Section 104.5.1 is amended to read as follows:

104.5.1 Work commencing before permit issuance. Refer to RBMC 9-1.03 Section [A] 109.4 Work Commencing Before Permit Issuance.

104.5.2 Investigation Fees. Refer to RBMC 9-1.03 Section [A] 109.2 Schedule of permit fees."

SECTION 37. AMENDMENT OF CODE. Title 9, Chapter 5, Section 9-5.02.3 of the Redondo Beach Municipal Code is amended to read as follows:

Section 104.3.2 is amended as to read as follows:

104.3.2 Plan Review Fees. Refer to RBMC 9-1.03 Section [A] 109.2 Schedule of permit fees."

SECTION 38. AMENDEMENT OF CODE. Title 9, Chapter 5, Section 9-5.02.4 of the Redondo Beach Municipal Code is amended to read as follows:

"Section 104.3.3 is amended to read as follows:

104.3.3 Expiration of plan review. Refer to RBMC 9-1.06.1.1 Expiration of Plan Review Section [A] 105.3.2 Time limitation of application."

SECTION 39. AMENDEMENT OF CODE. Title 9, Chapter 5, Section 9-5.03 of the Redondo Beach Municipal Code is amended to read as follows:

"9-5.03 Violations and penalties.

Section 106.3 is hereby amended to read as follows:

106.3 Violation penalties. Refer to RBMC 9-1.04 Violations and penalties Section [A] 114.4 Violation penalties."

SECTION 40. AMENDEMENT OF CODE. Title 9, Chapter 27, Section 9-27.01 of the Redondo Beach Municipal Code is amended to read as follows:

“Chapter 27 ENERGY CODE

9-27.01 Adoption of the 2025 California Energy Code.

Pursuant to the provisions of Section 50022.1 to 50022.10, inclusive, of the Government Code of the State and subject to the particular additions, deletions and amendments set forth in this chapter, the rules, regulations, provisions and conditions set forth in that certain Code entitled “2025 California Energy Code,” including the Appendices therein contained, promulgated and published by the International Code Council and the California Building Standards Commission, one (1) full printed copy of which, printed as a Code in book form were by the Council ordered filed and which have been filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as though set forth herein at length, are hereby established and adopted as the rules, regulations, provisions and conditions to be observed and followed for the building envelope, space-conditioning systems, pool and spas, solar ready buildings, indoor lighting systems of buildings, outdoor lighting systems, electrical power distribution systems, and signs located either indoors or outdoors; and subject to the additions, deletions and amendments set forth in this chapter, said Code with its Appendices and the said Standards containing said rules, regulations, standards, provisions and conditions is hereby established and adopted by reference, and the same shall be designated, known and referred to as the “Energy Code” of and for the City.”

SECTION 41. AMENDEMENT OF CODE. Title 9, Chapter 23, Section 9-23.01 of the Redondo Beach Municipal Code is amended to read as follows:

“Chapter 23 GREEN BUILDING STANDARDS CODE

9-23.01 Adoption of the 2025 California Green Building Standards Code.

Pursuant to the provisions of section 50022.1 to 50022.10, inclusive, of the Government Code of the State and subject to the particular additions, deletions and amendments set forth in this chapter, the rules, regulations, provisions and conditions set forth in that certain Code entitled “2025 California Green Building Standards Code” including the Appendices therein contained, promulgated and published by the International Code Council and the California Building Standards Commission, one (1) full printed copy of each, printed as a Code in book form were by the Council ordered filed and which have been filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as set forth herein at length, are hereby established and adopted as the rules, regulations, and provisions and conditions to be observed and followed in the planning, design, operation, construction, demolitions, use and occupancy, operations and maintenance regarding the planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality enhancement in the City and related subjects, items and matters as set forth in said Code, within the City. Subject to the additions, deletions and amendments set forth in this chapter, said Codes, with said Appendices, are hereby established and adopted by reference.

Nothing in this chapter shall require the applicant to use covered products, as defined in the federal Energy Policy and Conservation Act (42 U.S.C. S6201 et seq.), that exceed any applicable federal energy conservation standards for such products.”

SECTION 42. AMENDEMENT OF CODE. Title 9, Chapter 13, Section 9-13.01 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“Chapter 13 – SWIMMING POOL, SPA, AND HOT TUB CODE

9-13.01 Adoption of Uniform Swimming Pool, Spa, and Hot Tub Code.

Pursuant to the provisions of Section 50022.1 to 50022.10, inclusive, of the Government Code of the State and subject to the additions, deletions and amendments set forth in this chapter, the rules, regulations, provisions and conditions set forth in that certain Code entitled "Uniform Swimming Pool, Spa, and Hot Tub Code 2006 Edition," including all Appendices therein contained, promulgated and published by the International Association of Plumbing and Mechanical Officials. One (1) full printed copy of which, printed as a Code in book form were by the Council ordered filed and which have been filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as set forth herein at length, are hereby established and adopted as the rules, regulations, provisions and conditions to be observed and followed in the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating ventilating, comfort cooling, refrigerator systems, incinerators, or other miscellaneous heat producing appliances in the city; and subject to the additions, deletions, and amendments set forth in this chapter, said Code with its Appendices, containing said rules, regulations, standards, provisions, and conditions is hereby established and adopted, and the same shall be designated, known and referred to as the "Swimming Pool, Spa, and Hot Tub Code" of and for the City."

SECTION 43. AMENDEMENT OF CODE. Title 9, Chapter 13, Section 9-13.02 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"9-13.02 Swimming pool, spa, and hot tub permit fees.

Section 103.4 of the Uniform Swimming Pool, Spa, and Hot Tube Code is hereby amended for administrative requirements as follows:

Table 1-1 Swimming Pool, Spa, Hot Tub Permit Fees per administrative requirements is hereby deleted.

103.4.1 Permit Fees. Refer to RBMC 9-1.03 Fees Section [A] 109.2 Schedule of Permit Fees.

103.4.2 Plan Review Fees. Refer to RBMC 9-1.03 Fees Section [A] 109.2 Schedule of Permit Fees.

103.4.3.1 Work commencing before permit issuance. Refer to RBMC 9-1.03 Fees Section [A] 109.4 Work Commencing Before Permit Issuance.

Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation may be required before a permit may be issued for such work.

103.4.3.2 Investigation Fee. Refer to RBMC 9-1.03 Fees Section [A] 109.2 Schedule of Permit Fees."

SECTION 44. AMENDEMENT OF CODE. Title 9, Chapter 13, Section 9-13.03 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"9-13.03 – Violations and penalties.

Section 102.3.1 and 102.3.2 of the Uniform Swimming Pool, Spa, and Hot Tub Code are hereby amended for administrative requirements as follows:

102.3.1 Violations. Refer to RBMC 9-1.04 Violations and Penalties Section [A] 114.4 Violation Penalties.

102.3.2 Penalties. Refer to RBMC 9-1.04 Violations and Penalties Section [A] 114.4 Violation Penalties.”

SECTION 45. AMENDMENT OF CODE. Title 9 Chapter 6, Section 9-6.01 of the Redondo Beach Municipal Code is amended to read as follows:

“Chapter 6 MECHANICAL CODE

9-6.01 Adoption of the 2025 California Mechanical Code.

Pursuant to the provisions of Section 50022.1 to 50022.10, inclusive, of the Government Code of the State and subject to the particular additions, deletions and amendments set forth in this chapter, the rules, regulations, provisions and conditions set forth in that certain Code entitled “2025 California Mechanical Code including Appendices A, B, C, F, and G therein contained, promulgated and published by the International Association of Plumbing and Mechanical Officials of Ontario, California and the California Building Standards Commission. One (1) full printed copy of which, printed as a Code in book form were by the Council ordered filed and which has been filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as set forth herein at length, are hereby established and adopted as the rules, regulations, provisions and conditions to be observed and followed in the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating ventilating, comfort cooling, refrigerator systems, incinerators, or other miscellaneous heat producing appliances in the city; and subject to the additions, deletions, and amendments set forth in this chapter, said Code with Appendices A, B, C, F and G, containing said rules, regulations, standards, provisions, and conditions is hereby established and adopted by reference, and the same shall be designated, known and referred to as the “Mechanical Code” of and for the City.”

SECTION 46. AMENDMENT OF CODE. Title 9 Chapter 6, Section 9-6.02 of the Redondo Beach Municipal Code is amended to read as follows:

“9-6.02 Heating, ventilating, and comfort cooling.

Section 304.5 is hereby added to read as follows:

304.5 Roof mounted appliances. Any appliance located on the roof of a building shall be located, if possible, over a wall or beam or other structural member so that, in the event of fire, the roof alone will not be the only means of structural support. Such equipment shall be anchored or attached in place in such a manner as to resist overturning or shifting by wind or earthquake.”

SECTION 47. AMENDMENT OF CODE. Title 9 Chapter 6, Section 9-6.03 of the Redondo Beach Municipal Code is amended to read as follows:

“9-6.03 Permit Fees.

Section 104.5 is amended as follows:

Table 104.5 Mechanical Permit Fees is hereby deleted.

104.5 Fees. Refer to RBMC 9-1.03 Fees Section [A] 109.2 Schedule of Permit Fees.

104.5.1 Work commencing before permit issuance. Refer to RBMC 9-1.03 Fees Section [A] 109.4 Work Commencing Before Permit Issuance.

104.5.2 Investigation Fees. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. Refer to RBMC 9-1.03 Fees Section [A] 109.2 Schedule of Permit Fees.”

SECTION 48. AMENDMENT OF CODE. Title 9 Chapter 6, Section 9-6.03.1 of the Redondo Beach Municipal Code is amended to read as follows:

“9-6.03.1 Permit Expiration.

Section 104.4.3 is hereby amended to read as follows:

104.4.3 Permit expiration. Refer to RBMC 9-1.06 Permit Expiration Section [A] 105.5 Expiration.”

SECTION 49. AMENDMENT OF CODE. Title 9 Chapter 6, Section 9-6.03.2 of the Redondo Beach Municipal Code is amended to read as follows:

“9-6.03.2 Plan submittal.

Section 104.3.1 is hereby amended to read as follows:

104.3.1 Construction documents. Construction documents, engineering calculations, diagrams, and other data shall be submitted in two or more sets or digitally where authorized by the Building Official with each application for a permit. The construction documents, computations, and specifications shall be prepared by, and the mechanical system designed by, a registered design professional. Construction documents shall be drawn to scale with clarity to identify that the intended work to be performed is in accordance with the code.

Exception: The Authority Having Jurisdiction shall be permitted to waive the submission of construction documents, calculations, or other data where the Authority Having Jurisdiction finds that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with the code.”

SECTION 50. AMENDMENT OF CODE. Title 9 Chapter 6, Section 9-6.03.3 of the Redondo Beach Municipal Code is amended to read as follows:

“9-6.03.3 Plan review fees.

Section 104.3.2 is hereby amended to read as follows:

Table 104.5 is hereby deleted.

104.3.2 Plan Review Fees. Refer to RBMC 9-1.03 Fees Section [A] 109.2 Schedule of Permit Fees.

SECTION 51. AMENDMENT OF CODE. Title 9 Chapter 6, Section 9-6.03.4 of the Redondo Beach Municipal Code is amended to read as follows:

“9-6.03.4 Expiration of plan review.

Section 104.3.3 is hereby amended to read as follows:

104.3.3 Time limitation of application. Refer to RBMC 9-1.06.1.1 Expiration of Plan Review Section

[A] 105.3.2 Time Limitation of Application.”

SECTION 52. AMENDMENT OF CODE. Title 9 Chapter 6, Section 9-6.04 of the Redondo Beach Municipal Code is amended to read as follows:

“9-6.04 Violations and penalties.

Section 106.1 is hereby amended to read as follows:

106.1. General. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, enlarges, alters, repairs, moves, improves, removes, converts, demolishes, equips, uses, or maintains a mechanical system in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by law. Every person who willfully resists, delays, obstructs or interferes in any way with the Building Official or his or her authorized representative in the discharge or attempt to discharge any duty of his or her office or employment shall be guilty of a violation of this Chapter.

Section 106.3 is hereby amended to read as follows

106.3 Penalties. Refer to RBMC 9-1.04 Violations and Penalties Section [A] 114.4 Violation Penalties.”

SECTION 53. AMENDMENT OF CODE. Title 9, Chapter 11, Sections 9-11.01 and 9-11.02 of the Redondo Beach Municipal Code are hereby amended to read as follows:

“Chapter 11 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

9-11.01 - Adoption of Code for the Abatement of Dangerous Buildings.

Pursuant to the provisions of Section 50022.1 to 50022.10, inclusive, of the Government Code of the State and subject to the particular additions, deletions and amendments set forth in this chapter, the rules, regulations, provisions and conditions set forth in that certain Code entitled the “1997 Uniform Code for the Abatement of Dangerous Buildings” promulgated and published by the International Conference of Building Officials, one (1) full printed copy of which, printed as a Code in book form were by the Council ordered filed and which have been filed in the office of the City Clerk, expressly incorporated herein and made a part hereof as fully and for all intents and purposes as though set forth herein at length, are hereby established and adopted as the rules, regulations, provisions and conditions to be observed and followed for the purpose of providing a just, equitable and practicable method to be cumulative with and in addition to any other remedy provided by the Building Code, Housing Code or otherwise available by law, where buildings or structures which from any cause endanger life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished, and related subjects, items and matters as set forth in said Code, within the City. Subject to the additions, deletions and amendments set forth in this chapter, said Code and the said Standards containing said rules, regulations, standards, provisions and conditions is hereby established and adopted by reference, and the same shall be designated, known and referred to as the “Uniform Code for the Abatement of Dangerous Buildings” of and for the City.

9-11.02 – Violations and penalties.

Section 203 is hereby amended to read:

Section 203. Violations. Refer to RBMC 9-1.04 Violations and Penalties Section [A] 114.4 Violation Penalties.”

SECTION 54. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.101 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“CHAPTER 4 FIRE CODE

Article 1. Fire Prevention Code

3-4.101 California Fire Code adoption.

That portion of the State Building Standards Code, known as the California Fire Code, 2025 Edition, published by the International Code Council and the California Building Standards Commission with errata, including Appendices A, B, BB, C, CC, D, E and F, the table of contents and the index, as modified and amended, is adopted and hereby collectively declared to be the Redondo Beach Fire Code for the purpose of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Redondo Beach, providing for the issuance of permits and collection of fees. To ensure compliance with AB 130 the existing 2022 Redondo Beach Fire Code ordinances (Ordinance 3-4) associated with Group R occupancies shall be maintained and not modified or changed and carried over. Not less than one (1) copy of said code and standards as modified, deleted or amended shall be filed in the office of the City Clerk.”

SECTION 55. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.101.1 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“3-4.101.1 Scope and Administration

Section [A] 103.1 is amended to read as follows:

103.1 Creation of agency. The Redondo Beach Fire Department is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section [A] 104.1.1 is added to read as follows:

104.1.1 Fire Prevention Standard Operating Guidelines. The Redondo Beach Fire Department Fire Prevention Standard Operating Guidelines has been created and adopted to serve as instructions and interpretations of the adopted Fire Code. The Redondo Beach Fire Department Fire Prevention Standard Operating Guidelines shall be a published document, amended from time to time to provide current instruction and interpretation.

Section [A] 104.1.2 is added to read as follows:

104.1.2 Authority of Peace Officers. In enforcing the provisions of the California Fire Code, California Building Code, California Health & Safety Code, California Penal Code, California Vehicle Code and the Redondo Beach Municipal Code and such laws, orders, rules and regulations, variances, and standards in connection therewith, the Fire Marshal, Deputy Fire Marshal, Fire Prevention Manager, Senior Fire Prevention Specialist and the Fire Prevention Specialist are hereby given the powers of peace officers.

Section 104.11 is amended to read as follows:

104.11 Authority at fires and other emergencies. The Fire Chief or Officer of the Fire Department in charge at the scene of a fire or other emergency, including such fires and emergencies at industrial facilities where a private fire brigade or a private fire department is established, involving the protection of life or property or any part thereof, shall have the authority to direct such operations as necessary to extinguish or control any fire, perform any rescue operations, investigate the existence of suspected or reported fires, gas leaks or other hazardous conditions or situations or of taking any action necessary in the reasonable performance of duty. Command and control of the emergency shall be the responsibility of the Redondo Beach Fire Department, with cooperation and technical or professional input provided by appropriate private sector employees and/or management. In the exercise of such power, the Fire Chief is authorized to prohibit any person, vehicle, vessel, or thing from approaching the scene and is authorized to remove or cause to be removed or kept away from the scene any vehicle, vessel or thing which could impede or interfere with the operations of the fire department and, in the judgment of the Fire Chief, any person not actually and usefully employed in the extinguishing of such fire or in the preservation of property in the vicinity thereof.

Section 104.11.4 is added to read as follows:

104.11.4 Financial Responsibility. Any person who personally, or through another, willfully, negligently, or in violation of law, possesses, sells and/or sets off illegal or "State approved" fireworks, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him/her to escape from his/her control, allows any hazardous material to be handled, stored, disposed of, or transported in a manner not in accordance with this Code, State law or nationally recognized Standards, allows any hazardous materials to escape from his/her control, allows continuation of a violation of this Code is liable for the expense of fighting the fire including fire investigation or for the expenses incurred during a hazardous materials incident, and such expense will be charged against that person."

SECTION 56. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.102 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"3-4.102 CFC Duties & Powers of the Fire Code Official

Section 104.10 is **amended** to read as follows:

104.10 Fire Investigations. The Fire Department is authorized to promptly investigate the cause, origin and circumstances of each and every fire, explosion, unauthorized release of hazardous materials, or any other hazardous condition within the City. If it appears to the bureau of investigation that such fire is suspicious in origin, it is authorized to take immediate charge of all physical evidence relating to the cause of fire and to pursue investigation to its conclusion.

Section 104.10.2 is **added** to read as follows:

104.10.2 Financial Responsibility. Any person who personally, or through another, willfully, negligently, or in violation of law, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him/her to escape from his/her control, allows any hazardous material to be handled, stored, disposed of or transported in a manner not in accordance with this Code, State law or nationally recognized Standards, allows any hazardous material to escape from his/her control, allows continuation of a violation of this Code is liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident, and such expense will be a charge against that person.

Section 202 is amended to add or modify the following definitions:

Fire Chief. The Chief Officer of the Fire Department serving the jurisdiction.

Fire Code Official. The fire chief or other member of the fire department appointed by the fire chief charged with the administration and enforcement of this code.

Operational Fire Permit. An official document or certificate issued by the Redondo Beach Fire Department which authorizes performance of a specific activity."

SECTION 57. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.103 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"3-4.103 Permits

Section 105.5.10 is amended to read as follows:

105.5.10 Covered and open mall buildings. An operational permit is required to use a covered mall in the following manner:

1. Placing or constructing temporary kiosks, displays booths, concession equipment or the like in the mall.
2. To use a mall as a place of assembly.
3. To use open-flame or flame-producing devices.
4. To display any liquid- or gas-fueled powered equipment.

Sections 105.6.26 through 105.6.37 are hereby added to read as follows:

105.6.26 Christmas Tree Lots. A permit is required to operate a Christmas tree lot.

105.6.27 Daycare, Commercial. A permit is required to operate any nonresidential building used for day care purposes for more than six children/persons or any residential building used for day care for more than 14 persons.

105.6.28 Daycare, Large family. A permit is required to operate a homeowner operated residence as a large family day care home for nine to 14 persons, for periods less than 24 hours per day.

105.6.29 Fireworks. A permit is required for fireworks.

105.6.30 General Use. When in the opinion of the Fire Chief a permit is required for an activity, use or process that is not covered by any other permit.

105.6.31 Group R-2.1. This occupancy shall include buildings, structures or parts thereof housing clients, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services.

This occupancy may contain more than six non-ambulatory and/or bedridden clients This group shall include, but not be limited to, the following:

Assisted living facilities such as: Residential Care Facilities, Residential Care Facilities for the Elderly (RCFE's), Adult Residential Facilities, Congregate Living Health Facilities, Group homes, Residential Care Facilities for the Chronically Ill, and Congregate Living Health Facilities for the Terminally Ill,

Halfway houses, Community Correctional Center, Community Correction Reentry Center, Community Treatment Programs, Work Furlough Programs, and Alcoholism or drug abuse recovery or treatment facilities.

105.6.32 Group I-2. This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing, or custodial care on a 24-hour basis for more than five persons who are incapable of self-preservation or classified as non-ambulatory or bedridden.

This group shall include, but not limited to, the following: Hospitals, Nursing homes (both intermediate care facilities and skilled nursing facilities), Mental hospitals and Detoxification facilities.

105.6.33 Group I-2.1. Ambulatory Care Facility. A healthcare facility that receives persons for outpatient medical care that may render the patient incapable of self-preservation and where each tenant space accommodates more than five such patients.

105.6.34 Group I-3. This occupancy shall include building or portions of buildings and structures that are inhabited by one or more persons who are under restraint. An I-3 facility is occupied by persons who are restrained.

This group shall include, but not limited to, the following: Prisons, Jails, Reformatories, Detention centers, Correctional centers, and Juvenile Halls.

105.6.35 Group I-4, Day Care Facilities. This occupancy shall include buildings and structures occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relatives by blood, marriage or adoption and in a place other than the home of the person cared for. Places of worship during religious functions are not included.

105.6.36 Radioactive Materials. To store or handle at any installation more than 1 micro curie (37,000 Becquerel) of radioactive material not contained in a sealed source or more than 1 mill curie (37,000,000 Becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required.

105.6.37 Residential Care Facility. To operate a Residential Care Facility where no medical care is provided.”

SECTION 58. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.103.1 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“3-4.103.1 Violation Penalties

Section [A] 113.4 is amended to read as follows:

[A] 113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1000.00 dollars or by imprisonment not exceeding six (6) months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.”

SECTION 59. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.103.2 of the Redondo Beach Municipal Code is amended to read as follows:

“3-4.103.2 General Requirements

Section 401.10 is hereby added to read as follows:

401.10 Immediate Reporting of a Release or a Threatened Release. Any person who stores, transports, dispenses, uses, or handles hazardous materials, or any facility required by Occupational Safety and Health Administration (OSHA) regulations to prepare or maintain a Material Safety Data Sheet (MSDS)/Safety Data Sheets (SDS), including those who store extremely hazardous substances shall provide an immediate, verbal report of any release or threatened release of a hazardous material to the City of Redondo Beach Fire Department accessing the 911 emergency reporting system without delay as soon as:

- a person has knowledge of the release or threatened release.
- notification can be provided without impeding immediate control of the release or threatened release.
- notification can be provided without impeding immediate emergency medical measures.
- The immediate reporting pursuant to subsection (a) of this section shall include, as a minimum:
- the exact location of the release or threatened release.
- the name of the person reporting the release or threatened release.
- the hazardous materials involved in the release or threatened release.
- an estimate of the quantity of hazardous materials involved; and
- if known, the potential hazards presented by the hazardous material involved in the release or threatened release.”

SECTION 60. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.104 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“Section 3-4.104 Buildings and Facilities

Chapter 5, Fire Service Features, of the California Fire Code is adopted and/or amended to read as follows:

Sections 503.2.1 and 503.2.1.1 Table 503.2.1-A are added to read as follows:

503.2.1 Private Roads Used for Fire Apparatus Access. The minimum width of private roads which are also used for fire apparatus access shall be in accordance with Table 503.2.1-A. The minimum required width for fire apparatus access should not be used to determine the minimum width of private roads. When approved by the Fire Chief this requirement may be modified or waived.

Table 503.2.1-A. Minimum Width of Private Roads Also Used for Fire Apparatus Access	
Location of Parking	Minimum Road Width
Fire access only	20’*
Public access road	25’*
Aerial ladder truck access	30’

* Measured from clear unobstructed pathway.

503.3 Fire Lane Marking/Signage. In accordance with California Vehicle Code the designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly

stating in letters not less than one inch in height that the place is a fire lane (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "NO PARKING FIRE LANE," which are clearly visible from the vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which are clearly marked the words "NO PARKING FIRE LANE." The Chief shall have the authority to designate fire apparatus access roads on private property.

507.1 Required Water Supply. The location number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both.

507.2.1 Private Fire Hydrants. When required, private on-site fire hydrants shall be in accordance with the location and spacing specified for public streets and hydrants for similar occupancies. All private hydrants shall be installed in accordance with NFPA 24, Installation of Private Fire Service Mains and their Appurtenances, unless required to meet public standards. Private hydrants shall be painted yellow. When alternate materials or methods of protection, as approved by the chief are provided, these requirements may be modified or waived.

507.5 Fire hydrant systems. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of Section 503.

507.5.1 Public Fire Hydrants. When required by the chief, there shall be one or more public fire hydrants installed at each street intersection in all developed areas of the city. The necessity for more than one hydrant located at each intersection on both sides of the street will depend upon required fire flows, street widths, center dividers or other physical barriers and existing or anticipated vehicular traffic volume.

1. In industrial, commercial, high density and multi-unit residential areas, hydrant spacing shall be approximately every 300 feet along public ways.
2. In areas where construction is limited to single family, duplex and triplex residential, hydrant spacing shall be approximately every 500 feet along public ways.
3. In all areas where street width exceeds 80 feet, appropriately spaced fire hydrants shall be required on both sides of the street."

SECTION 61. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.105 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"Section 3-4.105 Address Numbers

Section 505.1 is amended to read as follows:

505.1 Address Numbers. Approved address numbers and letters must be placed on all new and existing buildings and units in such a location as to be plainly visible and legible from the street or road fronting such buildings and units. Numbers and letters must be at least four (4) inches in height for residential, six (6) inches in height for commercial, and twelve (12) inches in height for industrial buildings and units and may not be located on doors or other areas that can be obstructed from view. The numbers and letters will be in a color that contrasts with their background and must be in the City's approved numbering sequence. Residential, commercial, and industrial buildings and units that are served by an alley or a fire apparatus access roadway to the rear of the building must also have approved address numbers and letters posted in a visible location near the primary door to the alley or a fire apparatus access roadway."

SECTION 62. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.106 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“Section 3-4.106 Flammable and Combustible Liquids

Chapter 23, Sections 2306.2.3.1 and 2306.2.3.2, are added to read as follows:

2306.2.3.1 Protected Aboveground Tanks. The storage and dispensing of motor fuels into the fuel tank of a motor vehicle from protected aboveground tanks located outside buildings shall be limited to private, fleet, or governmental motor vehicle fuel-dispensing stations not open to the public and shall not be permitted except as approved by the chief on a site-specific basis and shall be in accordance with this section and section 2206.2.3.2

2306.2.3.2 Protected aboveground tanks shall have fire-resistive protection rating of not less than 2 hours.

Section 3-4.107 Fire Alarm Systems

Subchapter 907.8.5 of Chapter 9 of Part IX of the California Fire Code as adopted by this article is hereby amended to add subsection 907.8.5.1 as follows:

907.8.5 Annual Fire Alarm Maintenance, Inspection and Testing. Fire alarm systems must be certified by a fire alarm contractor holding a C-10 (electrical) and C-16 (low voltage) state contractor licenses and have service personnel that meet the qualification requirements of NFPA 72. Every owner of a fire alarm system subject to this subsection must provide the City Fire Department with certification issued by said licensed fire alarm testing agency verifying that all components of the fire alarm systems are operative and have been tested according to National Fire Protection Association standards. Fire alarm systems shall be serviced whenever:

1. A false alarm occurs for an unknown reason or reasons;
2. The fire alarm is activated by fire;
3. The system is in "trouble" condition.

Section 3-4.107.1 NFPA 13D alarm notification

Add section to Chapter 9 of the California Fire Code to read as follow:

907.2.11.2.7 Occupancy alarm notification with NFPA 13D sprinkler systems:

1. The Fire Sprinkler System shall be equipped with a weather proof Horn/Strobe located at the front of the structure and/or as near as possible to the front, viewable from the addressed street. Its power shall be connected on a kitchen refrigerator circuit or a dedicated tamper proof circuit breaker of sufficient amperage capacity.

2. If this circuit is not accessible from outside the structure, an additional tamper and weather proof disconnect switch shall be provided and located near the fire sprinkler riser.

3. Automatic fire sprinkler system flow alarm shall be required in-house meeting the same requirement of notification. No inside notification appliances required when flow alarm is interconnected to a multiple station smoke detection system.”

SECTION 63. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.108 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“Section 3-4.108 Fire extinguishing systems

Sections 901 and 903 shall be added or amended to read in its entirety as follows:

901.11 Problematic Systems. In the event of a failure of a fire-protection system with 2 or more alarms in a 2-week period of accidental activations where there is no evidence of a situation requiring a response, the Chief is authorized to require the building owner or occupant to provide fire watch personnel until the system is repaired.

901.12 Firewatch. Per Section 901.11 the Fire Chief is authorized to require the building owner or occupant to provide a fire watch with personnel acceptable to the Fire Chief until documentation is provided that the system is repaired and is operational. Such individuals shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises, keep and maintain a log and keep watch for fires.

903.2 Where Required. An approved automatic sprinkler system in new buildings and structures shall be required for all occupancies.

Exception: New detached buildings under 1,200 square feet in size subject to approval of the Building Official.

903.2.8.1.1 Existing R-3 Occupancies. An automatic sprinkler system must be provided throughout every existing R-3 occupancy when a 1,200 square foot or greater addition occurs established by the Building Code Official.

903.2.1 Group A. Is deleted

903.2.1.1 Group A-1. Is deleted

903.2.1.2 Group A-2. Is deleted

903.2.1.3 Group A-3. Is deleted

903.2.1.4 Group A-4. Is deleted

903.2.1.5 Group A-5. Is deleted

903.2.1.6 Assembly Occupancies on Roofs. Is deleted

903.2.1.7 Multiple Fire Areas. Is deleted

903.2.2 Ambulatory Care Facilities. Is deleted

903.2.3 Group E. Is deleted

903.2.4 Group F-1. Is deleted

903.2.4.1 Woodworking Operations. Is deleted

903.2.4.3 Group F-1 Upholstered Furniture or Mattresses. Is deleted

903.2.5 Group H. Is deleted

903.2.5.1 General. Is deleted

903.2.5.2 Group H-5 Occupancies. Is deleted

903.2.5.3 Pyroxylin Plastics. Is deleted

903.2.5.4 Group H Occupancies Located Above the 10th Story. Is deleted

903.2.6 Group I. Is deleted

903.2.6.1 Group I-2. Is deleted

903.2.6.2 Group I-3. Is deleted

903.2.7 Group M. Is deleted

903.2.7.1 High-Piles Storage. Is deleted

903.2.8 Group R. Is deleted

903.2.8.1 Group R-3. Is deleted

903.2.8.3 Group R-4. Is deleted

903.2.8.4 Group R3.1. Is deleted

903.2.9 Group S-1. Is deleted

903.2.9.1 Repair Garages. Is deleted

903.2.9.2 Bulk Storage of Tires. Is deleted

903.2.9.4 Group S-1 upholstered furniture and mattresses. Is deleted

903.2.10 Group S-2 Enclosed Parking Garages. Is deleted

903.2.10.1 Commercial Parking Garages. Is deleted

903.2.11 Specific building Areas and Hazards. Is deleted

9.03.2.11.1 Stories without openings. Is deleted

903.2.11.3 Buildings 55 feet or More in Height. Is deleted

903.3.1.3.1 Protection of Attached Garages. Residential occupancies protected by an automatic sprinkler system in accordance with NFPA 13R or 13D must have automatic sprinklers installed in attached garages and in other areas as required by the Redondo Beach Fire Department.

903.3.5.3 Hydraulically Calculated Systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

903.3.8 Limited Area Sprinkler Systems. When a fire sprinkler system is required, it shall be provided throughout the building.

Exception: Protection for specific appliances and/or hazards.

903.3.8.1 through 903.3.8.5 is deleted.

903.3.9 Floor Control valves. Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings that are two or more stories below the highest level of fire department access.

903.4.3 Alarms. One exterior approved audible and visible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm device shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Exterior audible and visible alarm notification shall be provided on NFPA 13, NFPA 13R and NFPA 13D systems.

Exception: Group R-3 and R3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.

Sections 907.6.6 and 909.11 of the California Fire Code shall be amended to read in their entirety as follows:

907.6.6 Monitoring. Fire alarm, supervisory and trouble signals shall be reported to an approved central, proprietary, or remote supervising station or the protected premise at a constantly attended location in accordance with the requirements of NFPA 72 for recording and disposition of signals. The supervising station shall be listed as either UUFX (Central Station) or UUJS (remote & proprietary) by the Underwriters Laboratory Inc. (UL) or shall comply with the requirements of standard FM 3011."

SECTION 64. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.110 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"Section 3-4.110 Solar panel regulations

Chapter 12, Energy System, of the California Fire Code shall be amended to read in its entirety as follows:

1205.2.1 Solar photovoltaic (PV) systems for group R-3 buildings. Solar photovoltaic (PV) systems for group R-3 buildings shall comply with sections 1205.2.1.1 through 1205.2.1.2, sections 1205.2.1.3, 1207.11.3 through 1207.11.4 and 1207.11.6.

1205.2.1.1 Set Backs for Ridge for Smoke and Heat Ventilation. Panels/modules installed on the roofs of residential buildings shall be located only on one side of any ridge to allow for Fire Department

smoke and heat ventilation operations. The panel/modules(s) shall be located no less than 3 feet from the ridge.

Exceptions: Where solar panels/modules are placed on both sides of any ridge they shall be spaced a minimum of 5 feet on one side and 3 feet on the other side of the ridge.

1205.2.1.2 Flat and Alternate Roofs. Panels and modules shall be located in a manner that provides a minimum 3-foot-side (968mm) clear perimeter around the edges of the roof. The panels and modules shall be installed in a way that Smoke Ventilation areas are created over common hallways and corridors to the approval of the AHJ.

1205.2.1.3 Alternative setbacks at ridge. Is deleted.

1207.11.3 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages, with 1 hour fire resistive rating between the garage (U occupancy) and residential (R occupancies) spaces, with a maximum energy capacity not exceeding the values shown in 1207.1.3.
3. Any ESS exceeding the values shown in table 1207.1.3 shall be installed outdoors or on the exterior side of the exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit.
4. Deleted.

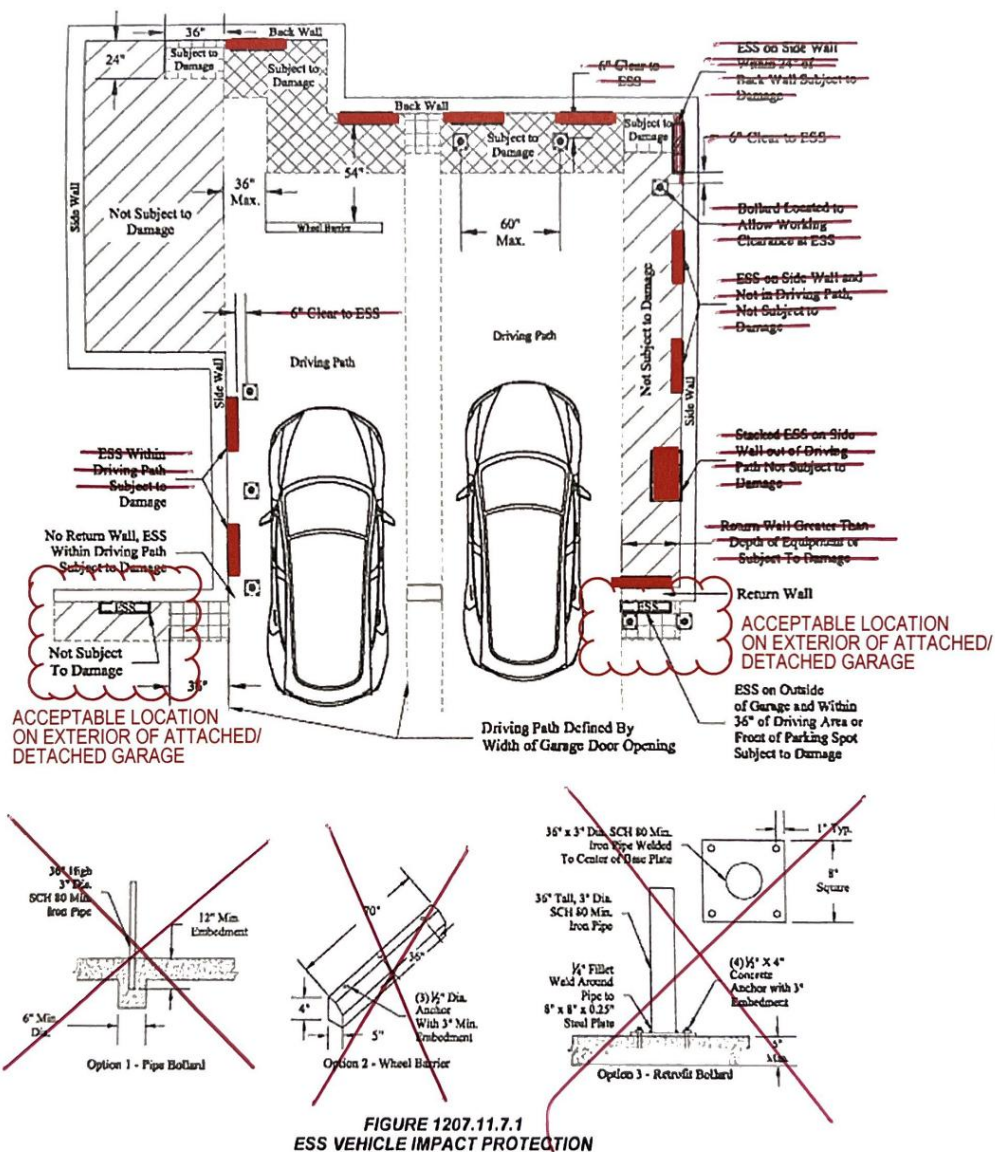
1207.11.4 Energy Ratings. Individual ESS units shall have a maximum rating of 20kWh. The aggregate rating structure shall not exceed:

1. Delete.
2. 80 kWh in detached garages and detached accessory structures not associated with dwelling units.
3. 80 kWh on exterior walls.
4. 80 kWh outdoors on the ground.

ESS Installations exceeding the permitted individual or aggregate ratings shall be installed in accordance with Sections 1207.1 through 1207.9 of the California Fire Code.

1207.11.6 Fire Detection. Is deleted.

Figure 1207.11.7.1 is amended as follows:



“

SECTION 65. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Section 3-4.111 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“3-4.111 Christmas Tree Lots

Section 806 shall be amended to read as follows:

Christmas Trees

806.1.1.1 Natural Cut Trees B Occupancies. Cut, natural Christmas trees shall be treated with a flame-retardant material that has been approved by the California State Fire Marshal when such tree is in Group B occupancies.

Each Christmas tree, that is required to be treated with a flame-retardant material by this section, shall at all times bear a tag which shows the date treated, name of the applicator, and the registration number of the flame-retardant material.

Permit and Plan

806.5 A permit is required to establish, maintain, or operate a Christmas tree lot. Application for permit shall be submitted to the chief for approval. For Permits for Christmas Tree Lots and Tents, Canopies and Temporary Membrane Structures, see Chapter 31.

806.6 No person, including a holder of an unrevoked general merchandise license shall operate a Christmas tree lot without a permit issued pursuant to this section. A permit shall not be granted if the chief reasonably determines that the location or method of operation endangers life or constitutes a fire hazard. A permit may be revoked if the provisions of these sections are not met or maintained.

806.7 A permit granted pursuant to this section shall be valid from November 15th to December 25th of the calendar year in which the permit is issued.

806.8 An applicant for a permit shall submit a dimensional plot plan of the proposed location with the application. The plot plan shall show the location of the Christmas trees, buildings, trailers, tents, temporary structures, aisle widths, fenced areas, emergency exits and portable fire extinguishers.

Location

806.9 No person shall use any location for a Christmas tree lot where dry grass, weeds, paper, combustible waste, or other combustible materials exist.

806.10 Christmas trees shall not be located within 15 feet of any building, trailer, structure, or temporary building which is not necessary to the operation of the Christmas tree lot.

806.11 Christmas trees shall not be located within 25 feet of any facility where flammable or combustible liquids are produced, stored, handled, or dispensed.

Fire Protection

806.12 Portable Fire Extinguisher. A minimum of (2) two 2-A rated fire extinguishers shall be provided. Travel distance to fire extinguishers shall not exceed 50 feet.

Sources of Ignition

806.13 Smoking or open flames shall not be permitted upon any Christmas tree lot. Approved "NO SMOKING" signs shall be posted as required.

Closure of the Christmas Tree Lot.

806.14 On January 5th, following the permit period, all cut, natural Christmas trees, combustible materials, tents, trailers, temporary buildings, and structures associated with the Christmas tree lot shall be removed and the location shall be cleaned to the reasonable satisfaction of the chief."

SECTION 66. AMENDMENT OF CODE. Title 3, Chapter 4, Article 1, Sections 3-4.112 and 3-4.113 of the Redondo Beach Municipal Code are hereby amended to read as follows:

"3-4.112 Means of Egress

Section 1011.12 is hereby deleted, and a new Section 1011.12 is added to read in its entirety as follows:

1011.12 Exit Door to Roof. In every building four or more stories in height all required stairways shall extend to the roof surface unless the roof has a slope greater than four in twelve. The exit doors at the roof shall be always locked and shall not comply to Section 1010.1.9.3. Locking mechanisms shall have the capacity of being unlocked simultaneously without unlatching upon a signal from the central control station or the fire and sprinkler alarm system if a central control system is not required. Upon failure of electrical power, the locking mechanisms shall be retracted to the unlocked position."

3-4.113 Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses

Adopt Appendix P Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses in its entirety.

Delete Appendix K in its entirety.

~~Delete **§ 3-4.114. Roofs.** in its entirety.~~

SECTION 67. AMENDMENT OF CODE. Section 3-4.115 is added to Title 3, Chapter 4, Article 1, of the Redondo Beach Municipal Code and shall read as follows:

3-4.115 APPENDIX

Appendix A, Board of Appeals of the California Fire Code, is replaced with Appendix A, Life Safety Requirements for Existing Buildings. Sections A115.1, A115.3, A115.4, A115.5 and A115.6 of Appendix A of the California Fire Code are hereby added to read as follows:

A115.1 Date for Compliance. Six (6) months after notification by the Redondo Beach Fire Department or Building & Safety Department that the structure is in violation of this chapter, every building falling within its scope shall be vacated until made to conform to the requirements of this section. The Fire Chief may grant necessary extensions of time when it can be shown that the specific time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based upon the showing of good cause and subject to the filing of an acceptable systematic progressive plan of correction with the Building Official.

A115.3 Corridors. Corridors of Groups A, B, E, F, H, I, M and R, Division 1, and S Occupancies serving an occupancy load of 30 or more, shall have walls and ceilings of not less than one hour fire resistive construction as required by the code. Existing walls surfaced with wood lath and plaster in good condition or 1/2-inch gypsum wallboard or openings with fixed wired glass set in steel frames are permitted for corridor walls and ceilings and occupancy separations when approved. Where lath and plaster is found to be deteriorating in exit corridors, it shall be replaced or covered with 5/8 inch Type X gypsum wallboard throughout. Doors opening into such corridors shall be protected by 20-minute fire assemblies or solid wood doors not less than 1 3/4 inch thick door, a 1 3/8-inch-thick solid bonded wood-core door or equivalent insulated steel door shall be permitted. Doors shall be self-closing or

automatic closing by smoke detection. Transoms and openings other than doors from corridors to rooms shall comply with the California Building Code or shall be covered with a minimum of 3/4 inch plywood or 1/2-inch gypsum wallboard or equivalent material on the room side.

Exception: Existing corridor walls, ceilings and opening protection not in compliance with the above may be continued when such buildings are protected with an approved automatic sprinkler system throughout.

A115.4 General. Dwelling units and hotel or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.

A115.5 Separation of Occupancies. Occupancy separations shall be provided as specified in the California Building Code. When approved by the Building Official, existing wood lath and plaster in good condition or 1/2 inch gypsum wallboard may be acceptable where one-hour occupancy separations are required.

Upon inspection, where it is found that the original construction or due to deterioration, a condition exists where fire could spread unchecked vertically or horizontally, provide a one-hour fire separation or repair the penetration to the satisfaction of the Fire Department and the Building and Safety Department.

A115.6 Compliance Data. After notification by the Redondo Beach Fire Department or Building and Safety Department, the owner shall, subject to the following time limits, take necessary actions to comply with the provisions of this chapter.

Plans and specifications for the necessary alterations shall be filed with the Building Official within 18 months after the date of owner notification. Work on the required alterations to the building shall commence within 30 months of the date of owner notification and such work shall be completed within five years from the date of owner notification.

The Fire Chief may grant necessary extensions of time when it can be shown that the specified time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based upon the showing of good cause and subject to the filing of an acceptable systematic progressive plan of correction with the Building Official.

Section B105.2 of Appendix B of the California Fire Code shall be amended to read in its entirety as follows:

B105.2 Buildings other than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one and two-family dwellings shall be as specified in Table B105.1.

Exception: A reduction in required fire flow of up to 50 percent, as approved is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. The resulting fire flow shall not be less than 1,500 gallons per minute (5,677.5 L/min.) for the duration as specified in Table B105.1.

Section BB105.2 of Appendix BB of the California Fire Code shall be amended to read in its entirety as follows:

BB105.1 Buildings other than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one and two-family dwellings shall be as specified in Table BB105.1.

Exception: A reduction in required fire flow of up to 50 percent, as approved is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. The resulting fire flow shall not be less than 1,500 gallons per minute (5,677.5 L/min.) for the duration as specified in Table BB105.1.

Appendix C, Fire Hydrant Locations and Distribution, of the California Fire Code is replaced with Appendix C, Life Safety Requirements for Existing High-Rise Buildings. Section 1 of Appendix C of the California Fire Code is added as follows:

C101 COMPLIANCE DATA.

After notification by the Redondo Beach Fire Department or Building and Safety Department, the owner shall, subject to the following time limits, take necessary actions to comply with the provisions of this chapter. Plans and specifications for the necessary alterations shall be filed with the chief within 18 months after the date of owner notification. Work on the required alterations to the building shall commence within 30 months of the date of owner notification and such work shall be completed within five years from the date of owner notification.

The Fire Chief may grant necessary extensions of time when it can be shown that the specific time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based upon the showing of good cause and subject to the filing of an acceptable systematic progressive plan of correction with the chief.

Appendix D of the California Fire Code is amended to read in its entirety as follows:

Appendix D Fire Apparatus Access Roads

D101 – GENERAL

D101.1 Scope. The provisions of Chapter 5, Section 503, apply unless specially modified by this appendix. This appendix is intended to provide guidelines to be considered by the chief when determining fire department access for commercial and residential developments when onsite access is required. Approved alternatives for fire department access include the needs of the local fire department and the following sections.

Section D10 – Minimum Specifications

D102.1 Access and Loading. Access roadways or streets shall comply with the provisions of Chapter 5, Section 503.2.1. Fire department access shall have an unobstructed width of not less than 25 feet. Road widths shall be as approved by the chief, or as follows:

- 20' feet wide for fire access only,
- 25' feet wide when public access,
- 30' feet wide for Aerial Ladder Truck Access

(Measured curb to curb)

D102.2 Surface. Fire apparatus access roads shall be designed and maintained to ensure that all-weather driving capabilities are maintained in accordance with CFC Section 503.2.3. When required by the chief, proposed alternate design criteria for an "all-weather-surface" fire department access road or street, bearing the stamp of a professional engineer shall be provided.

D103.2 Grades. Fire apparatus roads shall not exceed 8 percent in grade.

Exceptions:

1. The Fire Chief is authorized to allow increased steepness of grade, depending on the apparatus requirements of the fire department, when every building in the residential development is provided with an approved automatic fire sprinkler system.

2. The Fire Chief may allow an increase of the maximum grade when other approved fire protection measures are provided.

D103.4 Dead Ends. Dead end fire department access road shall be in accordance with Redondo Beach Fire Department Operations Manual "Fire Lanes." For the purpose of the apparatus maneuvering, the use of bulb or cul-de-sacs, hammerheads, "Y"-heads, or other methods shall be subject to the capabilities of the fire apparatus, as required by the chief.

D103.4.1 Cul-de-sacs. Cul-de-sacs shall maintain clear and unobstructed, allowing a turning radius that is consistent with the capabilities of the fire apparatus of the fire department, subject to the approval by the chief.

Exception: When alternate methods and means relating turning around of fire apparatus are provided, the provisions of this section may be modified by the chief.

D103.5.1 Access-control Devices. When required fire department access is restricted by the installation of access-control devices, such devices shall be approved by the chief, provide adequate clear width for fire department apparatus and be maintained operable at all times.

D103.6 Signs. When motor vehicle parking is allowed on access roadways, such parking shall not encroach into the fire department access roadway. When this provision is compromised or restricted, the chief is authorized to require signage to indicate parking restriction in accordance with Section 503.3.

D103.6.4 Drainage. When subject to run-off damage, the Chief is authorized to require approved drainage.

D104.3.4 Multiple Access Provisions. The Fire Chief is authorized to require two or more means of access in accordance with Section 503.1.2.

D105 Aerial Ladder Access. When the height of a structure at the roof eaves exceeds 27 feet or the capability of the fire department to access the roof safely utilizing ground ladders, the location and width of access roadways shall be such that truck mounted aerial ladders may be utilized. Aerial ladder access shall include the ability to maneuver apparatus, deploy outriggers and provide proper climbing angles. The minimum road width shall not be less than 30 feet, or as approved by the chief.

Appendix E, Hazard Categories, of the California Fire Code is replaced with Appendix E, Suppression and Control of Hazardous Fire Areas. Section 1 of Appendix E of the California Fire Code is added to read as follows:

E101 Maintain additional fire protection or firebreak by removing brush, flammable vegetation and combustible growth located from 30 feet to 100 feet (9,144 mm to 30,480 mm) from such buildings or structures, when required by the chief because of extra-hazardous conditions.

E102 When required by the Fire Chief, a fire break may be increased up to 200 feet (60,960 mm) on hillside properties to mitigate convective and radiant heat transfer resulting from the slope of the property.

E103 Grass and other vegetation located more than 30 feet (9,144 mm) from such buildings or structures and less than 18 inches (457 mm) in height above the ground, may be maintained where necessary to stabilize the soil and prevent erosion.

Appendix N of the California Fire Code is adopted and reassigned as Appendix F.”

SECTION 68. AMENDMENT OF CODE. Title 3, Chapter 4, Article 3, Section 3-4.301 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“Section 3-4.301 Use and discharge of fireworks.

Chapter 56, Sections 5601.1.3, 5601.1.3.1 and 5601.7 are added to read as follows:

5601.1.3 Fireworks. The possession, manufacture storage, sale, handling, and use of fireworks are prohibited. The possession, sale, use, and/or discharge of "Safe and Sane" fireworks is prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed by Section 5604.
2. Manufacture, assembly and testing of fireworks as allowed in Section 5606 and health and Safety Code Division 11.
3. The use of fireworks for fireworks displays, pyrotechnic before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions are allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

5601.1.3.1 Fireworks. The manufacturing, possession, storage sale, use and handling of fireworks, including without limitation, "Safe and Sane" fireworks, is prohibited.

Exceptions:

1. Storage of fireworks in accordance with the requirements for low order explosives in Title 19, California Code of Regulations, Chapter 10.
2. Storage of fireworks, 1.4G in accordance with the Building Code.
3. Use and handling of fireworks for professional display in accordance with Title 19, California Code of Regulations, Chapter 6.

5601.7 Seizure of Fireworks. All fireworks including "State approved" shall be illegal in the City of Redondo Beach. The fire code official and police officers shall have the authority to seize, take and remove fireworks and/or safe and sane fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Division 1, Chapter 6 and Health and Safety Code, Chapter 9.

Exception: When permits are issued for such use.

5601.7.1 Financial Responsibility. See section 104.11 Financial Responsibility for cost recovery of enforcement of section 5601.7. Fireworks maybe identified as hazardous waste by the State of California; violators may be responsible for any disposal fees.”

SECTION 69. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City, to the extent that they are inconsistent with this ordinance, and no further, are hereby repealed.

SECTION 70. If any section, subsection, sentence, clause, or phrase 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 the ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 71. This notice shall be published by one insertion in, the official newspaper of the City or published in conformance with the alternative publication requirements pursuant to Redondo Beach City Charter §9.15 and this ordinance shall take effect and be in full force and operation thirty (30) days after its final passage and adoption.

SECTION 72. The City Clerk shall certify to the adoption of this ordinance; shall cause the same to be entered in the book of original ordinances of said City; shall make a minute of the passage and adoption thereof in the records of the meeting at which the same is passed and adopted; and shall within fifteen (15) days after the passage and adoption thereof cause the same to be published by one insertion in *The Beach Reporter*, the official newspaper of the City and a weekly newspaper of general circulation, published and circulated within the City of Redondo Beach hereby designated for that purpose.

SECTION 73. This Ordinance will become effective at 12:01 a.m. on January 1, 2026.

SECTION 74. The City Clerk shall cause a summary of this Ordinance to be published as provided by law. The summary shall be published and a certified copy of the full text of this Ordinance shall be posted in the Office of the City Clerk at least five (5) days prior to the City Council meeting at which this Ordinance is to be adopted. Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall cause a summary to be published with the names of those City Council members voting for and against this Ordinance and shall post in the Office of the City Clerk a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against the Ordinance.

PASSED, APPROVED AND ADOPTED this 4th day of November, 2025.

James A. Light, Mayor

APPROVED AS TO FORM:

ATTEST:

Joy A. Ford, City Attorney

Eleanor Manzano, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Ordinance No. 3307-25 was introduced at a regular meeting of the City Council held on the 21st day of October, 2025, and approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 4th day of November, 2025, and there after signed and approved by the Mayor and attested by the City Clerk, and that said Ordinance was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk

“EXHIBIT A”

Findings to Support Local Amendments to the 2025 Edition of the California Building Standards Code

The City Council hereby finds and declares that, based on prevailing local climatic, geological, and topographical conditions, specific amendments, additions, and deletions to the 2025 California Building Standards Code are reasonably necessary to ensure adequate and effective safeguards for the protection of life, health, and property within the jurisdiction.

Furthermore, in accordance with Assembly Bill 130, the City shall continue to adopt and enforce the amendments previously established under the 2022 Edition of the California Building Standards Code as they pertain to residential occupancies. These provisions shall be incorporated into the 2025 Edition to maintain regulatory consistency and uphold public safety standards.

The following amendments are justified by the local conditions outlined in the accompanying justification matrix and are hereby adopted as part of this ordinance:

2025 California Building Code Section	Title / Subject	Findings (see key below)
[A] 105.1	Permits required	Administrative
[A] 105.2	Work exempt from permit	B-B1
[A] 105.3.2	Time limitation of application	Administrative
[A] 105.5	Permit expiration	Administrative
[A] 107.1	General	Administrative
[A] 107.1.1	Plan review fees [added]	Administrative
[A] 109.2	Schedule of permit fees	Administrative
[A] 109.3	Permit valuations	Administrative
[A] 109.4	Work commencing before permit issuance	Administrative
[A] 109.6	Refunds	Administrative
[A] 111.1	Use and occupancy	Administrative
[A] 114.4	Violation penalties	Administrative
[F] 903.2.1.1.1	Group A-1	B-A1 Climatic
[F] 903.2.1.2.1	Group A-2	B-A1 Climatic
[F] 903.2.1.3.1	Group A-3	B-A1 Climatic
[F] 903.2.1.4.1	Group A-4	B-A1 Climatic
[F] 903.2.1.5.2	Group A-5	B-A1 Climatic
[F] 903.2.1.8	Group B [added]	B-A1 Climatic
[F] 903.2.3	Group E	B-A1 Climatic
[F] 903.2.4	Group F-1	B-A1 Climatic
[F] 903.2.4.1	Woodworking operations	B-A1 Climatic
[F] 903.2.6	Group I	B-A1 Climatic
[F] 903.2.7	Group M	B-A1 Climatic
[F] 903.2.9	Group S-1	B-A1 Climatic
[F] 903.2.9.1	Repair garages	B-A1 Climatic

[F] 903.2.9.2	Bulk storage of tires	B-A1 Climatic
[F] 903.2.10	Group S-2	B-A1 Climatic
[F] 903.2.8	Group R3	B-A1 Climatic
[F] 903.2.8.3	Group R-4, Condition 1	B-A1 Climatic
[F] 903.2.22	Existing building of all occupancies [added]	B-A1 Climatic
[F] 903.3.1.3	NFPA 13D	B-A1, B-E1
1505.1 & Table 1505.1	General roofing and re-roofing	B-A1 Climatic
Appendix B	Appendix B	Administrative, B-G1
Appendix F	Appendix F	B-G1, Administrative
Appendix G	Appendix G	B-F1
Appendix H	Appendix H	B-A1, B-B1, B-E1, B-F1
Appendix I	Appendix I	B-A1, B-B1, B-E1
Appendix J	Appendix J	B-F1
Appendix P	Appendix P	B-A1, B-B1, B-E1, B-F1
Appendix Q	Appendix Q	B-A1, B-B1, B-E1

2025 California Residential Code Section	Title / Subject	Findings (see key below)
R105.1	Permits required	Administrative
R105.2	Work exempt from permit	B-B1
R105.3.2	Time limitation of application	Administrative
R105.5	Permit expiration	Administrative
R108.2	Schedule of permit fees	Administrative
R108.3	Building Permit Valuations	Administrative
R108.5	Refunds	Administrative
R108.6	Work commencing before permit issuance	Administrative
R106.1	Plan submittal	Administrative
R106.1.1.1	Plan Review Fees	Administrative
R110.3	Certificate issued	Administrative
R113.4	Violation penalties	Administrative
R309.1 & Exception	Townhouse automatic fire sprinkler systems	B-A1
R309.2 & Exception	One and two family dwellings automatic fire sprinkler systems	B-A1
Appendix BB	Appendix BB	B-A1, B-E1, B-F1
Appendix BF	Appendix BF	B-A1, B-E1, B-F1
Appendix BH	Appendix BH	B-A1, B-B1, B-E1, B-F1
Appendix BM	Appendix BM	B-A1, B-D1, B-E1, B-F1
Appendix CI	Appendix CI	B-A1, B-E1, B-F1
Appendix CJ	Appendix CJ	B-A1, B-B1, B-E1, B-F1

2025 California Electrical Code Section	Title / Subject	Findings (see key below)
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89.108.4.2	Fees	Administrative
89.108.4.3	Plan review and time limitations	Administrative
230-30 (A)	Underground services	B-E1
230.70 (A) (1)	Service equipment - readily accessible location	B-E1
230.79 (E)	Multi-family dwellings	B-D1, B-G1

2025 California Plumbing Code Section	Title / Subject	Findings (see key below)
104.3.2	Plan review fees	Administrative
104.3.3	Expiration of plan review	Administrative
Table 104.5	Plumbing permit fees	Administrative
104.5.1	Work commencing before permit issuance	Administrative
104.5.2	Investigation fee	Administrative
106.3	Violation penalties	Administrative
Appendix A	Appendix A	B-A1, B-E1, B-F1
Appendix B	Appendix B	B-A1, B-E1, B-F1
Appendix C	Appendix C	B-A1, B-E1, B-F1
Appendix D	Appendix D	B-A1, B-E1, B-F1
Appendix G	Appendix G	B-A1, B-E1, B-F1
Appendix H	Appendix H	B-A1, B-E1, B-F1
Appendix I	Appendix I	B-A1, B-E1, B-F1
Appendix J	Appendix J	B-A1, B-E1, B-F1
Appendix K	Appendix K	B-A1, B-E1, B-F1
Appendix L	Appendix L	B-A1, B-E1, B-F1
Appendix M	Appendix M	B-A1, B-E1, B-F1

2025 California Mechanical Code Section	Title / Subject	Findings (see key below)
304.5	Roof mounted appliances	B-B1
104.5 & Table 104.5	Fees	Administrative
104.5.1	Work commencing before permit issuance	Administrative
104.5.2	Investigation fee	Administrative
104.4.3	Permit expiration	Administrative
104.3.1	Construction documents	Administrative
104.3.2	Plan review fees	Administrative
104.3.3	Time limitation of application	Administrative
106.1	General	Administrative
106.3	Penalties	Administrative
Appendix A	Appendix A	B-A1, B-E1, B-F1
Appendix B	Appendix B	B-A1, B-E1, B-F1
Appendix C	Appendix C	B-A1, B-E1, B-F1

Appendix F	Appendix F	B-D1, B-F1, B-G1
Appendix G	Appendix G	B-F1, B-G1

2025 California Fire Code Section	Title / Subject	Findings (see key below)
[A] 103.1	Creation of agency	Administrative
[A] 104.1.1	Fire prevention standard operating guidelines	Administrative
[A] 104.1.2	Authority of peace officers	Administrative
[A] 104.10	Fire Investigations	Administrative
[A] 104.10.2	Financial Responsibility	Administrative
[A] 104.11	Authority at fires and other emergencies	Administrative
[A] 104.11.4	Financial responsibility	Administrative
[A] 113.4	Violation Penalties	Administrative
105.5.10	Covered and Open Mall Buildings	B1, G1
105.6.26	Christmas tree lots	A1, E1
105.6.27	Daycare commercial	A1, B1
105.6.28	Daycare large family	A1, B1
105.6.29	Fireworks	A1, E1
105.6.30	General use	A1, B1, D1
105.5.31	Group R-2.1	A1, B1
105.6.32	Group I-2	A1, B1
105.6.33	Group I-2.1	A1, B1
105.6.34	Group I-3	A1, B1
105.6.35	Group I-4, day care facilities	A1, B1
105.6.36	Radioactive materials	D1
105.6.37	Residential care facility	A1, B1
401.10	Immediate Reporting of a Release or a Threatened Release	A1, B1
503.2.1	Private Roads Used for Fire Apparatus Access	E1, G1, A1
Table 503.2.1-A	Minimum width of private roads for fire apparatus	E1, G1, A1
503.3	Fire lane marking/signage	A1, B1, D1
505.1	Address numbers	B1, G1
507.1	Required water supply	E1, G1, B1, A1
507.2.1	Private fire hydrants	E1, G1, B1, A1
507.5	Fire hydrant systems	E1, G1, B1, A1
507.5.1	Public fire hydrants	E1, G1, B1, A1
806.1.1.1	Natural cut trees B Occupancies	A1, E1
806.5-806.14	Permit and Plan	Administrative
901.11	Problematic systems	A1, E1, B1
901.12	Firewatch	A1, E1, B1
903.2	Where Required	A1, E1, B1
903.2.1-903.2.11.3	Occupancy Groups	A1, E1, B1
903.2.8.1.1	Existing R-3 Occupancies	A1, E1, B1
903.3.1.3.1	Protection of Attached Garages	A1, E1, B1
903.3.5.3	Hydraulically Calculated Systems	A1, E1, B1
903.3.8	Limited Area Sprinkler System	A1, E1, B1
903.3.8.1-903.3.8.5	deleted/omitted	A1, E1, B1

903.3.9	Floor Control Valves	A1, E1, B1
903.4.3	Alarms	A1, E1, B1
907.6.6	Monitoring	A1, E1, B1
907.2.11.2.7	Occupancy Alarm Notification with NFPA 13D Sprinkler Systems	E1, G1, B1, A1
907.8.5	Annual Fire Alarm Maintenance, Inspection and Testing	E1, G1, B1, A1
1011.12	Exit Door to Roof	A1, E1, B1
1205.2.1	Solar photovoltaic for group R-3	A1, E1, G1
1205.2.1.1	Set backs for ridge for smoke and heat venting	A1, E1, G1
1205.2.1.2	Flat and alternate roofs	A1, E1, G1
1205.2.1.3	Alternate setbacks at ridge	A1, E1, G1
1207.11.3	Location of ESS	A1, E1, G1
1207.11.4	Energy ratings	A1, E1, G1, D1
1207.11.6	Fire detection	A1, E1, G1
1207.11.7.1 Figure	ESS Vehicle Impact Protection	A1, E1, G1
2306.2.3.1	Protected aboveground tanks	B1, E1
2306.2.3.2	Above ground tanks	B1, E1
Appendix A	Appendix A	A1, D1, E1, G1
Appendix B	Appendix B	A1, D1, E1, G1, B1
Appendix BB	Appendix BB	A1, D1, E1, G1, B1
Appendix C	Appendix C	A1, D1, E1, G1, B1
Appendix CC	Appendix CC	A1, D1, E1, G1, B1
Appendix D	Appendix D	E1, G1, A1
Appendix E	Appendix E	A1, E1
Appendix P	Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses	B1, E1

Justification KEY:

A - Administrative amendment, which does not modify a building standard as defined in California Health & Safety Code section 18909. The amendment establishes administrative procedures for the effective enforcement of the building standards in the City of Redondo Beach.

B - This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

"A1. Climatic. The city experiences periods of extremely high temperatures accompanied by low humidity and high winds each year. Homes and other structures are often six feet or less from one another making fire spread more likely. These conditions create an environment in which there is an increased risk of fire. "

"B1. Geological. Redondo Beach is prone to seismic activity due to the existence of active earthquake faults in the Southern California area. Due to the high geologic activities in the Southern California area, amendments are required to address and clarify special needs for buildings constructed in a seismically active area. "

"C1. Climatic. Precautionary steps are necessary to reduce or eliminate potential problems that may result from using timber footings in Redondo Beach, as timber footings experience relatively rapid

decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. “

"D1. Climatic and Topographical. Environmental resources in the city of Redondo Beach are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage and improved environmental air quality."

"E1. Topographical. The city is located in a densely populated coastal area in Los Angeles County that is more prone to high winds, earthquakes and fire, making it more difficult for Fire personnel to access than many other areas in California."

"F1. Climatic. The city experiences periods of moist salt air which create an environment in which there is an increased rate of corrosion. “

"G1. Topographical. The City is located in a densely populated coastal area in Los Angeles County with small lot dimensions, amendments are necessary to maintain the integrity of public or private property."