



staff report

TO: Honorable Mayor and Members of the City Council

ATTENTION: Jeffrey L. Stewart, City Manager

FROM: Art Bashmakian, Director of Planning
Stephen L. Patterson, Building Official

SUBJECT: Consideration and possible action to conduct a public hearing regarding the adoption of the 2016 Editions of the Building Codes; and read by title only, waive further reading, and adopt Ordinance No. 1325 - An Ordinance adopting the 2016 editions of the California Building Code, the California Residential Building Code, the California Green Building Standards Code, the California Electrical Code, the California Fire Code, the California Plumbing Code, and the California Mechanical Code, making certain amendments based upon local conditions, and amending the Bellflower Municipal Code to reflect such changes.

DATE: November 14, 2016

EXECUTIVE SUMMARY

The California Building Standards Commission updates the State's Building Codes on a triennial basis and State law, in turn, requires local municipalities to adopt those Codes within 180 days of their publication. Those triennial Code updates are typically advances in construction technologies, new products and materials, lessons learned from construction case history, and engineering. If adopted, this Ordinance will approve the City's adoption of the 2016 State's Building Codes to become effective on January 1, 2017.

RECOMMENDATION TO CITY COUNCIL

- 1) Open the public hearing; take testimonial and documentary evidence; after considering the evidence, read by title only, waive further reading, and adopt Ordinance No. 1325; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

The cost to administer this process is captured through Building Department permits and fees.

PUBLIC NOTICE

For the adoption of uniform codes, state law requires that the second reading of the Ordinance be noticed as a public hearing. Accordingly, when the Ordinance was introduced on October 10, 2016, the City Council set the public hearing for November 14, 2016, and legal notices were published on October 27, 2016 and November 3, 2016 in the *Herald-American* newspaper in anticipation of the November 14, 2016 Public Hearing.

ENVIRONMENTAL ASSESSMENT

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

DISCUSSION

The City of Bellflower, along with many other municipalities in the greater Los Angeles area, will adopt and amend the latest edition of the State's Building Standards Codes that will become effective January 1, 2017. The new Building Standards will represent the 2016 California Building, Electrical, Mechanical, Plumbing, and Energy Codes, the 2016 California Fire Code with L.A. County amendments, and the 2016 California Residential and Green Building Standards Codes, all with local amendments. The City and County of Los Angeles once again worked together with many other local municipalities through the Los Angeles Basin Chapter of the International Code Council to develop a regional set of structural amendments to the State Codes. These amendments are known as the Los Angeles Regional Uniform Code Program (LARUCP).

Adopting the 2016 California Building Standards Codes with specific LARUCP amendments has several advantages. First, the LARUCP amendments are used throughout Los Angeles County and in a large number of surrounding cities who prefer to use the amendments for consistency; including the cities of Artesia, Bellflower, Bell Gardens, Lakewood, Cerritos, and Long Beach. Consistency between local municipalities is a major benefit for developers, contractors, and owner-builders because they are familiar with the Codes and can often save time and resources during design and construction. Secondly, the amendments offer local Building and Safety Divisions an opportunity to interact and create uniformity within the region regarding technical Code issues. Standards can be created and used throughout the area and include common plan check lists and inspection procedures. Thirdly, it creates a mainstream effort regarding technical data and resources that can be regionally communicated and enforced.

The proposed structural amendments address certain geological conditions within the City including near source seismic faults and known liquefaction zones. These geological conditions necessitate specific structural amendments that will help mitigate any possible natural disaster such as an earthquake. The structural amendments have been researched and outlined in the current LARUCP Structural Committee's amendments and will be sent to the State with all necessary findings and filings as required by the California Building Standards Commission. The required findings are also included in the City's proposed ordinances and reflect past amendments historically enforced by the City of Bellflower and within the Los Angeles basin.

Those local structural amendments include but are not limited to specific foundation design requirements, earthquake brace wall designs and sheathing limitations, limited use of staples in structural elements, and seismic restraint requirements for other building elements such as drop ceilings and mechanical systems.

The "Significant Changes to the California Building Code (2016 Edition)", and the "Significant Changes to the California Residential Code (2016 Edition)" highlight the major technical code changes. These books are available in the Building Division for reference.

Also, as part of the proposed amendments to the Building Code, effective January 1, 2017, the Planning Commission will be the designated as the Board of Appeals.

State law requires ordinances adopting the Building Standards Codes to have first and second readings, as do other ordinances, but to be adopted after a Public Hearing, set by the City Council, held on the same date as the second reading (adoption). Thus, staff recommends that the City Council set a Public Hearing for the second reading of the Ordinance at its November 14, 2016 meeting.

ATTACHMENT

Ordinance No. 1325 4

CITY OF BELLFLOWER

ORDINANCE NO. 13XX

AN ORDINANCE ADOPTING THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL BUILDING CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA PLUMBING CODE, AND THE CALIFORNIA MECHANICAL CODE, MAKING CERTAIN AMENDMENTS BASED UPON LOCAL CONDITIONS, AND AMENDING THE BELLFLOWER MUNICIPAL CODE TO REFLECT SUCH CHANGES

The City Council for the Bellflower does ordain as follows:

SECTION 1: *Findings.* The City Council finds as follows:

- A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, *et seq.*;
- B. Health and Safety Code § 17958 requires the City to adopt certain codes that are set forth in Health and Safety Code § 17922 and published in the California Code of Regulations;
- C. In accordance with Health and Safety Code § 17958.7, it is in the public interest to adopt the most recent codes published by the California Building Standards Commission;
- D. Notice of public hearing to consider the adoption of the codes was published pursuant to Government Code § 6066 and on November 14, 2016, a duly noticed public hearing was held regarding the adoption of the Codes;
- E. Pursuant to § 50022.6 of the Government Code, at least one copy of all codes adopted by reference were filed with the City Clerk of the City and were available for public inspection for at least fifteen (15) days preceding the date of the hearing;
- F. Pursuant to Government Code § 50022.9, the City Council intends to incorporate by reference, with local amendments, the following 2016 codes in their entirety as if set forth in full herein:
 - 1. The California Building Code, California Residential Building Code, and California Green Building Standards Code, 2016 Editions, as published in Title 24, Parts 2, 2.5, 11 and 12 of the California Code of Regulations;
 - 2. The California Electrical Code, 2016 Edition, as published in Title 24, Part 3 of the California Code of Regulations;
 - 3. The California Fire Code, 2016 Edition, as published in Title 24, Part 9 of the California Code of Regulations;
 - 4. The California Plumbing Code, 2016 Edition, as published in Title 24, Part 5 of the California Code of Regulations; and

5. The California Mechanical Code, 2016 Edition, as published in Title 24, Part 4 of the California Code of Regulations; and
6. The California Energy Code, 2016 Edition, as published in Title 24, Part 6 of the California Code of Regulations.

SECTION 2: In accordance with Health and Safety Code § 17958.7, the City Council finds that there are local climatic, geographic, and topographic conditions justifying the various local amendments to the California Building Standards Code. The City Council finds and determines that certain building standards established by these Codes are inadequate for use and enforcement in the City of Bellflower because of unique geological conditions prevailing within the City. Such geological conditions affect the potential consequences of soil strength loss due to known liquefaction zones within the City and the nearby location of earthquake faults, resulting in the possibility of tremendous loss of life and structures within the City unless appropriate building standards are adopted. The lessons learned from previous earthquakes, such as the Northridge and Whittier earthquakes, have been refined with studies and tests that have continued since the last code adoption cycle. The results of these studies and tests necessitate adoption of further amendments to the structural requirements of the California Building Standards Code. The proposed structural amendments are detailed in the sections of the Bellflower Municipal Code adopted by this ordinance which amend the California Building Standards Code.

SECTION 3: Chapter 15.04 of the Bellflower Municipal Code (“BMC”) is amended in its entirety to read as follows:

“CHAPTER 15.04

BUILDING CODE

15.04.010 Building Code - Adopted by Reference; Where Filed

Chapters 1 through 35, and Appendix Chapters B, C, F, H, I, and J of California Code of Regulations Title 24, Part 2 (the 2016 California Building Code) are adopted by reference as the Building Code of the City of Bellflower.

In accordance with California Government Code Section 50022.6, one (1) copy of the chapters and appendices must remain on file with the Building Official within the Department of Planning and must be at all times maintained by the Building Official for use and examination by the public.

15.04.020 Amendments

a. Chapter 1, Division II (Scope and Administration) is amended as follows:

1. Section 101 is amended to read as follows:

SECTION 101 - TITLE, PURPOSE, INTENT AND SCOPE

101.1 Title. Chapters 1 through 35, and Appendix Chapters B, C, F, H, I, and J of California Code of Regulations Title 24, Part 2 (the 2016 California Building Code), as adopted and amended by the City, will be known as the Building Code of the City of Bellflower, and may be cited as such. References to “this Code” contained in any provision enacted by Chapter 15.04 of the Bellflower Municipal Code refer to the Building Code of the City of Bellflower.

101.2. Purpose and Intent. The purpose of this Code is to provide minimum standards to safeguard public health, safety and general welfare by regulating the design, construction, installation, quality of materials, use and occupancy, location, operation and maintenance of buildings, structures, equipment and appliances and grading as specifically set forth herein and to provide safety to firefighters and emergency responders during emergency operations. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.

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

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

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

The provisions of this Code do not apply to work located primarily in a public way other than pedestrian protection structures required by Chapter 33; public utility towers and poles; equipment not specifically regulated in this Code; hydraulic flood control structures; work exempted by Section 105.2; or minor work of negligible hazard to life specifically exempted by the Building Official.

Additions, alterations, repairs and changes of use or occupancy in all buildings and structures must comply with the provisions for new buildings and structures except as otherwise provided in Section 110 and Chapter 34 of this Code.

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

101.4 Referenced Codes. The other codes listed in Appendix Chapter 1, sections 101.4.1 through 101.4.7 and referenced elsewhere in this Code are considered part of the requirements of this Code to the prescribed extent of each such reference.

101.4.1 Electrical. The provisions of the Electrical Code of the City of Bellflower apply to the installation of electrical systems including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Gas. The provisions of the Mechanical Code of the City of Bellflower apply to the installation of gas piping from the point of delivery, gas appliances and related accessories covered in this Code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the Mechanical Code of the City of Bellflower apply to the installation, alteration, repair and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

101.4.4 Plumbing. The provisions of the Plumbing Code of the City of Bellflower apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system, and apply to private sewage disposal systems.

101.4.5 Fire Prevention. The provisions of the Fire Code of the City of Bellflower apply to matters affecting or relating to structures, processes and premises from (i) the hazard of fire and explosion arising from storage, handling or use of structures, materials or devices, (ii) conditions hazardous to life, property or public welfare in the occupancy of structures or premises, and (iii) the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 Energy. The provisions of the Energy Code of the City of Bellflower apply to all matters governing the design, alteration and construction of buildings for energy efficiency.

101.4.6 Exception: (OSHPD 1, 2 and 4). Not required by OSHPD.

101.4.7 Green. The provisions of the Green Building Standards Code of the City of Bellflower apply to all matters governing the design and construction of buildings in regards to sustainable construction practices.

101.4.8 Residential. The provisions of the Residential Code of the City of Bellflower apply to the erection, construction, enlargement, alteration, installation, reconstruction, repair, movement, improvement, connection, conversion, demolition, and use of any one- and two-family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress and their accessory structures or premises, or portions thereof.

2. Section 103 is amended to read as follows:

SECTION 103 - BUILDING AND SAFETY DIVISION

103.1 Building and Safety Division. A division in the Department of Planning is established, to be known and designated as the Building and Safety Division.

103.2 Deputies. The Building Official has the authority to delegate his/her duties to other officers, agents and/or employees of the City. The Building Official may deputize such City officers, agents or employees as may be necessary to carry out the functions, procedures and policy of the Building and Safety Division. Any reference in this Code to performance by the Building Official is deemed to include performance by such officer, agency and/or employee as has been delegated such duties by the Building Official.

3. Section 104 is amended to read as follows:

SECTION 104 - DUTIES AND POWERS OF THE BUILDING OFFICIAL

104.1 General. The Building Official is authorized and directed to enforce all the provisions of this Code, or other relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, or other relevant laws, ordinances, rules and regulations. For such purposes, the Building Official has the powers of a police officer.

The Building Official has the power to render interpretations of this Code, and other relevant laws, ordinances, rules and regulations, and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations must conform with the intent and purpose of this Code.

104.2 Application. The Building Official is authorized to make, interpret and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose and provisions of this Code.

104.3 Right of Entry. Where it is necessary to make an inspection and enforce the provisions of this Code, or where the Building Official has reasonable cause to believe that there exists in a structure or upon premises a condition which is contrary to or in violation of this Code which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to impose the duties imposed by this Code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official must make reasonable effort to locate the owner or other person having charge of the structure or premises and request entry. If entry is refused, the Building Official has recourse to any remedy provided by law to secure entry. The provisions of this section do not prohibit the Building Official from entering a structure or premises other than under the authority of this section when necessary for the immediate preservation of public health, safety, or welfare.

104.4 Department Records. The Building Official must keep official records of applications received, permits and certificates issued, fees collected, technical reports, inspections, and notices and orders issued. Such records must be retained in the official records for the period required for retention of public records by law.

104.5 Liability. City officers, agents and employees charged with the enforcement of this Code, while acting in good faith and without malice in the discharge of the duties required by this Code or other pertinent law or ordinance are not thereby liable personally.

104.6 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Building Official may grant modifications for individual cases, provided the Building Official first finds that a special individual reason makes the strict letter of this Code, or other relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, or other relevant laws, ordinances, rules and regulations and that such modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications must be recorded and entered in the files of the City.

A written application for the granting of such modifications must be submitted together with a filing fee established by resolution of the City Council. The decision of the Building Official is final.

104.7 Alternate Materials and Methods of Construction and Equipment. The provisions of this Code, or other relevant laws, ordinances, rules or regulations, are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.

The Building Official may approve any such alternate, provided that he/she finds that the proposed design is satisfactory and complies with the

provisions of Chapter 16 of this Code and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, and in all other relevant laws, ordinances, rules and regulations, in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding use of such alternate.

A written application for use of an alternate material or method of construction must be submitted together with a filing fee established by resolution of the City Council. The decision of the Building Official is final.

104.8 Used Materials and Equipment. The use of used materials and equipment which meet the requirements of this Code for new materials is permitted when approved by the Building Official.

104.9 Identification. City officers, agents and employees must carry proper identification when inspecting structures or premises in the performance of duties under this Code.

104.10 Cooperation of Other Officials. The Building Official may request, and must receive, so far as may be necessary in the discharge of his/her duties, the assistance and cooperation of other officials of the City.

104.11 Definitions. In addition to the definitions specified in Chapter 2 of this Code, the following terms, phrases, words and their derivatives must be construed as specified in this section. Terms, phrases and words used in any gender include the other genders.

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

APARTMENT HOUSE means any building or portion thereof that contains three or more dwelling units, and for the purpose of this Code, includes residential condominiums.

BUILDING AND SAFETY DIVISION or BUILDING DEPARTMENT means the Building and Safety Division of the City Department of Planning.

BUILDING OFFICIAL means the Director of Planning or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

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

FACTORY-BUILT STRUCTURE means buildings or structures which meet all of the following criteria:

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

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

ELECTRICAL CODE means the Electrical Code of the City of Bellflower.

FIRE CODE means the Fire Code of the City of Bellflower.

HEALTH CODE or LOS ANGELES COUNTY HEALTH CODE means the Health Code of the City of Bellflower.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT means either the City of Bellflower Public Works Department, unless in the opinion of the Director of Public Works, the term as used in a particular context refers to the Los Angeles County Flood Control District.

MECHANICAL CODE means the Mechanical Code of the City of Bellflower.

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

NEW CONSTRUCTION means any building or structure that has been renovated, altered, repaired, remodeled, improved, or added thereto or any combination thereof by more than 100 percent of the original building area or when the valuation of such improvements exceeds the current value of such building by more than 100 percent.

NONINSPECTED WORK means any erection, construction, enlargement, alteration, repair, movement, improvement, removal, connection, conversion, demolition, or equipping, for which a permit was first obtained, pursuant to Section 105, but which has progressed beyond the point indicated in an inspection which approved such work, including but not limited to inspections set forth in Section 110, without first obtaining inspection by and approval of the Building Official.

PLUMBING CODE means the Plumbing Code of the City of Bellflower.

ROAD COMMISSIONER means the City Engineer.

SUCCESSFUL INSPECTION means a required inspection (as set forth in Section 110.4.2 of this Code) in which work inspected was determined by the Building Official to meet all applicable minimum Code requirements and the inspection was approved and documented as successful.

STOP WORK ORDER means a written order issued by the Building Official requiring the immediate cessation of all work as a result of a violation of applicable law or as a result of a dangerous, hazardous, or unsafe condition.

UN-PERMITTED STRUCTURE means any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required approval(s) and permit(s) having first been obtained from the Building Official, or pursuant to a permit which subsequently expired and became null and void before receiving final approval from the Building Official.

4. Section 105 is amended to read as follows:

A. SECTION 105 - BUILDING PERMIT REQUIREMENTS

105.1 Building Permit Required. No person may erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, or equip any building, structure, or portion thereof, or cause the same to be done, without first obtaining a separate permit for each such building or structure from the Building Official.

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

No person may install, alter, repair, move, improve, remove, connect any automatic fire-extinguishing system regulated by this Code, or cause the same to be done, without first obtaining a separate permit for each such building or structure from the Building Official.

All structures and devices installed in connection with any construction project for the protection of pedestrians, regardless of location, are subject to the permit requirements of this section.

105.1.2 Work without Permit. Whenever any work has commenced without a permit as required by the provisions of this Code, a special investigation must be made before the issuance of the permit. An investigation fee must be collected for each permit so investigated to determine the scope of the work performed. The investigation fee will be equal to the cost of the required permit or as otherwise set by Council resolution. The payment of the investigation fee does not exempt any person from compliance with all other provisions of this Code or from any other penalty prescribed by law.

105.2 Work Exempted From Building Permit. A building permit is not be required for the following:

1. Work not regulated by the Building Code, except where deemed necessary by the Building Official to enforce other Federal and/or State Laws, State disabled access requirements, or to enforce City ordinances or policies.

2. When approved by the Building Official in writing, minor work of negligible hazard to life provided the valuation does not exceed \$2,000.

3. Painting; wallpapering; installation of carpet, vinyl, tile and similar floor and wall coverings; and repairing broken window glass not required by this Code to be safety or security glazing.

4. 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, the height of the structure from grade plane at any point to top of roof does not exceed 12 feet, with maximum roof projections not exceeding 12 inches.

5. Chain-link, wrought-iron, and similar fences not over 8 feet in height.

6. Concrete or masonry block walls not over 4 feet in height and wood and similar fences not over 6 feet in height.

Exception: Wood and similar fences may be up to 8 feet in height if 60 percent or more of the fence is open and incapable of being loaded by wind.

7. Retaining walls not more than four feet in height measured from the bottom of the footing to the top of wall, unless supporting a surcharge or impounding flammable liquids.

8. Light standards which do not exceed 30 feet in height.

9. Flagpoles not erected upon a building and not more than 15 feet high.

10. A tree house provided that:

10.1 The tree house does not exceed 64 square feet in area or 8 feet in height from floor to roof.

10.2 The ceiling height as established by door height or plate line does not exceed 6 feet.

11. Canopies or awnings attached to a Group R or U Occupancy and extending not more than 54 inches from the exterior wall of the building.

12. Temporary sheds, office or storage buildings, and other structures incidental to and work authorized by a valid permit during construction activities. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.

13. Platforms, driveways, and walks, not required to be accessible and not more than 30 inches above grade at any point or over any basement or story below.

14. Prefabricated swimming pools and other bodies of water no more than 18 inches deep and accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and the capacity does not exceed 5,000 gallons.

15. Playground equipment.

16. Steel tanks supported on a foundation not more than two feet (610 mm) above grade when the height does not exceed 1.5 times the diameter.

17. Gantry cranes and similar equipment.

18. Bridges not involving buildings.

19. Motion picture, television and theater stage sets and scenery, except when used as a building.

20. Oil derricks.

Unless otherwise exempted by the City of Bellflower Plumbing, Electrical or Mechanical Codes, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Exemption from the permit requirements of this Code must not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other law, ordinance, rule or regulation.

105.2.1 Emergency Repairs. Where repairs must be performed in an emergency situation, the permit application must be submitted within the next working business day to the Building Official.

105.3 Application for Permit. To obtain a permit, the applicant must first file an application form furnished by the City for that purpose. Each such application must:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.

3. For building plans, show the use or occupancy of all parts of the building.
4. Be accompanied by plans and calculations as required in Section 106.
5. State the valuation of the proposed work or, for grading, the volume of earth to be handled.
6. Give such other information as reasonably may be required by the Building Official.

105.4 Issuance. The Building Official must issue a permit to the applicant for the work described in the application and plans filed therewith when the Building Official is satisfied that all of the following items comply:

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

When the Building Official issues the permit, the Building Official must endorse in writing or stamp on both sets of plans "REVIEWED FOR CODE COMPLIANCE ONLY." Such stamped plans may not be changed, modified or altered without authorization from the Building Official, and, except as otherwise required by law, all work must be done in accordance with the currently adopted Codes in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans must not be construed to be a permit for, or an approval of, any violation of any Federal, State, County or City laws or ordinances. The issuance of a permit must not be deemed to certify that the site of the described work is safe.

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

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

105.5 Permit Validity. The issuance or granting of a permit or approved of plans and calculations must not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, or other relevant laws, ordinances, rules or regulations. No permit presuming to

give authority to violate or cancel the provisions of this Code, or other relevant laws, ordinances, rules or regulations is valid, except insofar as the work or use which it authorizes is lawful.

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

105.6 Expiration of Permit - General. Except as set forth in Section 105.6.1, every permit issued for property within the City of Bellflower expires by limitation and becomes null and void as follows:

- (i) Every permit issued by the Building Official under the provisions of this Code expires by limitation and becomes null and void unless work authorized by such permit is commenced within 180 calendar days from the issuance date of such permit. If work authorized by such permit is commenced within 180 calendar days from the issuance date, such permit expires by limitation and becomes null and void 180 calendar days after the date of the last successful inspection. Before permit expiration and upon a showing of good cause by the permit holder in writing, the Building Official may extend a permit for a period not exceeding 180 calendar days. In no event may any permit be extended, nor may any permit be valid, for any period exceeding three (3) years from the original date of issuance.
- (ii) In the event of permit expiration and before work for which such permit was required can be commenced or recommenced, a new permit must first be obtained (hereafter, a "renewal permit"). The applicant must pay all applicable renewal fees, in the amount then established by resolution of the City Council. If a renewal permit is applied for, the Building Official has the discretion to request a site inspection before its issuance and a miscellaneous inspection fee must be paid by the applicant before inspection. The inspection fee must be as specified by resolution of the City Council. In addition, the applicant may be required to resubmit plans and specifications, when deemed necessary by the Building Official to verify compliance with the building codes, ordinances, regulations, standards, and laws in effect at the time the renewal permit is applied for.
- (iii) Upon issuance of a renewal permit, the Building Official may allow the applicant to commence or recommence such work from the last successful

inspection of record under the original permit. When an expired building permit includes expired sub-permits, activation of the renewal permit activates all subsequent expired sub-permits. All work to be performed under a renewal permit must be completed in accordance with the building codes, ordinances, regulations, standards, and laws in effect on the date of issuance of the renewal permit.

105.6.1 Expiration of Permit for Unlawful Structure. Notwithstanding any provision of Section 105.6, if a building permit was issued in order to bring an un-permitted structure or other unlawful, substandard, or hazardous condition into compliance with any applicable law, ordinance, rule or regulation, such permit expires by limitation and become null and void 90 days after the date on which the permit was issued. The Building Official may extend the validity of the permit for a period not exceeding 90 days beyond the initial 90-day limit upon written request by the applicant filed with the Building Official before the expiration date of the original permit.

105.7 Permit Suspension or Revocation. The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this Code, or other relevant laws, ordinances, rules or regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.

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

105.8 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the Building Official under the provisions of this Code, or other relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the Building Official with a request that such permit be cancelled. Only the person to whom such permit was issued can request cancellation of a permit. The Building Official must thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit is null and void and of no effect.

105.9 Transfer of Permit by Applicant. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit will be given where deemed appropriate by the Building Official and new fees must be paid as required by resolution of the City Council.

5. Section 106 is amended to read as follows:

B. SECTION 106 BUILDING PLAN REQUIREMENTS

106.1 General. When required by the Building Official to verify compliance with this Code, or other relevant laws, ordinances, rules and regulations; plans, calculations, geological or engineering reports, and other required data must be submitted for plan review. Only after the plans and supporting documents have been reviewed and approved may the applicant apply for a building permit for such work. The Building Official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

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

1. One-story buildings of Type V-B conventional wood-frame construction with an area not exceeding 600 square feet;
2. Group U Occupancies of Type V-B conventional wood-frame construction; or
3. Work deemed by the Building Official as minor, small and/or unimportant work.

Where deemed necessary by the Building Official, submittals must include special inspection requirements as defined in Section 110.5 and structural observation requirements as defined in Section 110.6.

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

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

All structures and devices installed in connection with any construction project for the protection of pedestrians, regardless of location, are subject to the plan review requirements of this section.

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

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

106.3 Information Required on Building Plans. Plans must be drawn to scale upon substantial paper or other material suitable to the Building Official, must clearly indicate the nature and scope of the work proposed, and must show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans must give the street address of the proposed work and the name, address and telephone number of the owner(s) and all persons who were involved in the design and preparation of the plans.

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

Plans for buildings of other than Group R, Division 3 and Group U Occupancies must indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

When deemed necessary by the Building Official, the first sheet of each set of plans must indicate the following information:

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

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

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

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

Deferral of any submittal item must have prior approval of the Building Official. The architect or engineer of record must list the deferred submittals on the plans and must submit the deferred submittal documents for review by the Building Official.

Submittal documents for deferred submittal items must be submitted to the architect or engineer of record who must review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items may not be installed until their design and submittal documents have been approved by the Building Official.

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

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

Standard plans are valid for a period of one year from the date of approval. This period may be extended by the Building Official when there is evidence that the plans may be used again and the plans show compliance with this Code, and other relevant laws, ordinances, rules and regulations.

106.6.1 Demolition Plan. Where required by the Building Official, a demolition plan must be submitted for review and approval, before permit

issuance. Demolition plans must clearly indicate the nature and scope of the work proposed, and must show in detail that the proposed demolition will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

106.6.2 Construction Phasing Plan. Where required by the Building Official, a construction phasing plan must be submitted for review and approval, before permit issuance. Construction phasing plans must incorporate any pertinent information deemed necessary by the Building Official in order to ensure the health, safety, and welfare of the public during construction operations. Information required may include fire access, ingress and egress paths of travel, pedestrian paths of travel, accessibility requirements, construction barriers, site protection, approved separations from any occupied areas, construction schedules, staging areas, temporary building locations, or any other information as directed by the Building Official.

106.7 Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the Building Official, unless as otherwise required by State law.

When requested in writing by the applicant and before the expiration of the plan check application, the Building Official may extend the time for action by the applicant. Additional fees for plan review in an amount established by resolution of the City Council must be paid to process such request. The time for action by the applicant may not be extended beyond the effective date of a new building code. Once an application and any extension thereof have expired, the applicant must resubmit plans and calculations and pay a new application fee.

106.8 Retention of Plans. One set of approved plans, calculations and technical reports must be retained by the Building Official. Except as required by Section 19850 of the Health and Safety Code, the Building Official must retain such set of the approved plans, calculations and reports for a period required by law.

6. Section 107 is deleted in its entirety.

7. Section 109 is amended to read as follows:

SECTION 109 FEES AND REFUNDS

109.1 All permit fees must be in the amount then established by resolution of the City Council. All permit fees must be paid at the time of the initial plan review submittal or when plan review is not required, at the time of permit issuance.

109.2 Permit Refunds. In the event that an applicant has submitted for plan review or obtained a permit and no portion of the review, work, or construction covered by such permit has been commenced, and such permit is cancelled as provided for in Section 105.8, the applicant may submit a written request to the Building Official requesting a refund of permit fees. The request must be submitted within one year from the date of cancellation or expiration of the permit. The Building Official may refund all or a portion of the permit fees to the applicant.

8. Section 110 is amended to read as follows:

SECTION 110 INSPECTIONS

110.1 General. All construction or work for which a permit is required is subject to inspection by the Building Official and all such construction or work must remain accessible and exposed for inspection purposes until approved by the Building Official.

In addition to the inspections required to be made by the Building Official, certain types of construction must have continuous inspection as specified in Section 1704. Special inspections made in accordance with Section 1704 will not relieve the permit applicant of the responsibility to have the work inspected and approved by the Building Official.

Approval as a result of an inspection does not constitute an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, or other relevant laws, ordinances, rules or regulations are not valid.

The permit applicant must cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the City are liable for any expense entailed in the removal or replacement of any material required to allow inspection.

The permit applicant must provide access for the inspector to the area of work. Access may include, without limitation, ladders, scaffolding, catwalks and lifts. The permit applicant must maintain a safe access path for the inspector to the area of work. Safety precautions may include, without limitation, handrails, guardrails and safety harnesses.

All components of the access path must be securely anchored in place. The building inspector has the right to refuse to make any inspection in an area which does not have an access path deemed safe for use by the building inspector. The permit applicant must make any necessary improvements to the access path to allow inspection by the building inspector.

The permit applicant must protect all existing construction from damage caused during inspection. Neither the Building Official nor the City are

liable for any expense entailed in the removal or replacement of any material damaged during the course of inspection.

110.2 Inspection Requests. The person doing the work authorized by a permit must notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing, by telephone or by other methods approved by the Building Official.

The person requesting any inspection required by this Code, or other relevant law, ordinance, rule or regulation must provide access to and means for inspection of such work. If work fails to pass inspection for the same purpose more than twice, further inspections may be subject to re-inspection fees established by resolution of the City Council.

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

110.4 Work Ready For Inspection.

110.4.1 General. Upon notification from the applicant that the work for which there is a valid permit is ready for inspection, the Building Official must be allowed to make all applicable inspections specified in this Code, on the inspection record card and any additional inspections required by the Building Official.

No work may be approved by the Building Official which was not completely verified. Partial or spot inspections must not be performed by the Building Official, nor may partial or spot inspection be used as a justification for approval of any required inspection.

Inspection by a special inspector may not be made in-lieu of any inspections required to be made by the Building Official.

110.4.2 Minimum Inspection Requirements. The following inspections may not be requested until the associated requirements have been satisfied.

1. Foundation inspection: May not be requested until all trenches are excavated and forms erected, any required reinforcing steel is in place, and when all materials for the foundation are delivered to the job. All hardware (anchor bolts, hold downs, etc.) must be securely installed in place before inspection. Where concrete from a central mixing plant (commonly termed "transit mixed") is to be used, materials need not be on the job. Where any fill more than 8 inches

in depth is placed, and/or where required by the Building Official or the soils engineer, compaction tests must be submitted to the Building Official before requesting inspection. Where required by the soils engineer, foundation trenching must be reviewed and approved by the soils engineer before requesting inspection.

2. Concrete slab or under-floor inspection: May not be requested until all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is poured and/or floor sheathing installed, including the sub-floor.
3. Floor sheathing inspection: May not be requested until the raised floor insulation inspection is approved and all sheathing is in place; all diaphragm nailing is complete; and all diaphragm ties, chords and/or drag struts have been installed. No walls must be erected above the floor sheathing.
4. Roof sheathing inspection: May not be requested until all sheathing is in place; all diaphragm nailing is complete to include interior shear or brace walls transfers to the roof diaphragm from the floor below; and all diaphragm ties, chords and/or drag struts have been installed and a complete load path is verified. All roof penetrations to include plumbing and mechanical vents must be installed before any approval. No portion of the roof sheathing must be covered by crickets or similar construction. Inspection of all roofing materials must be approved by the Building Official before roof covering.
5. Shear/brace wall inspection: All shear/brace walls, interior and exterior, are in to be in place and installed per approved plans and meet the requirements of Chapter 23. A complete load path for all interior and exterior wall segments must be verified through inspection. Rough plumbing, mechanical and electrical inspections must be approved before framing and shear/brace wall inspections. For projects one story and less than 600 square ft in floor area, the shear/brace wall inspection may be performed in conjunction with the framing inspection.
6. Frame inspection: May not be requested until after the roof, all framing, fire blocking, draft stopping and shear/brace wall segments are installed and all pipes, wiring, chimneys, vents and ducts are complete and have successfully passed rough inspections. The structure must be made substantially weather tight before installation of insulation and wall board.
7. Lath inspection and/or wallboard: May not be requested until after all lathing and/or wallboard, interior and exterior, is in place, but before any plastering is applied or before wallboard joints and fasteners are taped and finished and all materials are on site. This inspection must also include any required fire resistance rated construction between buildings or due to location of buildings on property. Protection of joints and penetrations in fire resistance

rated assemblies must not be concealed until the inspection is approved.

8. Final inspection: May not be requested until after finish grading and the building is completed and is ready for occupancy.
9. Other Inspections: In addition to the inspections specified above, the Building Official must be allowed to make all applicable inspections specified on the Inspection record card. The Building Official may also make or require any other inspections of any construction work to ascertain compliance with the provisions of this Code, relevant laws, ordinances, rules and regulations which are enforced by the Building and Safety Division.

For the purpose of determining compliance with Chapter 34 the Building Official may cause any structure to be re-inspected.

110.5 Provisions for Special Inspection.

110.5.1 When Required. In addition to the inspections required elsewhere in this section, the owner must employ one or more special inspectors who must provide inspections during construction on the types of work listed under Section 1704. The special inspector may be employed either directly or through the architect or engineering firm in charge of the design of the structure, or through an independent inspection test firm approved by the Building Official.

EXCEPTION: The Building Official may waive the requirement for the employment of a special inspector if the construction is of a minor nature.

110.5.2 Identification of Work. When special inspection is required by Section 110.5.1, the architect or engineer of record must identify on the plans all work which is required to have special inspection.

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

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

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

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

The Building Official is not required to accept any documentation provided by a special inspector who was not approved by the Building Official before performing inspection duties. Neither the Building Official nor the City are liable for any expense incurred in the removal or replacement of any material(s) or work installed, constructed or placed under the review of a special inspector who was not approved by the Building Official.

Failure to be approved by the Building Official before performing any special inspection duties may be considered by the Building Official as a failure to perform properly and will allow the Building Official to refuse to allow the special inspector to perform inspection within the City.

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

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

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

The Building Official has the right to reject any work performed under the review of a special inspector where the work performed fails to meet the minimum requirements of this Code, or other relevant laws, ordinances, rules and regulations. Regardless of the information communicated between the permit applicant and the special inspector, all work must comply with the approved plans and this Code, or other relevant laws, ordinances, rules and regulations.

Upon evidence, satisfactory to the Building Official, of the failure of a special inspector to perform properly and effectively the duties of such office, the Building Official may revoke, suspend or refuse to allow the special inspector to perform inspection on sites within the City. Before

such action, the holder must be given an opportunity to appear before the Building Official and be heard.

110.6 Provisions for Structural Observation. When structural observation is required in accordance with the requirements of Section 1704.5, the engineer or architect of record must indicate on the plans what work is required to be observed by the engineer or architect responsible for the structural design, or the engineer or architect responsible for the structural design must prepare an inspection program and must name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The inspection program must include samples of inspection reports and provide time limits for the submission of observation reports. The program must be submitted to and approved by the Building Official before building permit issuance.

When required by the engineer or architect responsible for the structural design or the Building Official, the owner must employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer or architect responsible for the structural design to perform structural observation.

When deemed appropriate by the engineer or architect responsible for the structural design, the owner or owner's representative must coordinate and call a preconstruction meeting between the engineer or architect responsible for the structural design, the structural observer, the contractor, the affected subcontractors and the special inspector(s). The structural observer must preside over the meeting. The purpose of the meeting is to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations. A record of the meeting must be submitted to the Building Official.

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

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

110.7 Required Approvals. No work may be done on any part of the building structure or premises beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. The Building Official, upon notification, must make the requested inspections and must either indicate in writing that the work appears to comply as completed, or must notify the applicant in writing

which portion of the work fails to comply with this Code, or other relevant laws, ordinances, rules and/or regulations. Any work that does not comply must be corrected and such work must not be covered or concealed until authorized by the Building Official.

There must be a final inspection and approval of all work when completed and ready for occupancy.

110.8 Site Requirements. A survey of the lot may be required by the Building Official to verify compliance of the structure(s) with the approved plans. The survey must be performed by an appropriately licensed individual as prescribed by law.

110.9 Non-inspected Work. No person may use, occupy or maintain any structure on which non-inspected work has been performed.

110.10 Utility Release. When deemed appropriate by the Building Official, gas and electric utilities may be released. Release of either utility may be done before building final for testing and inspection purposes. The Building Official retains the right to revoke the release of either utility for just cause, and may have either utility disconnected at the earliest availability of the utility purveyor.

Attempting to occupy before issuance of a certificate of occupancy, whether temporary or final, may be considered as just cause by the Building Official, and may result in disconnection of the utilities.

110.11 Authority to Disconnect Utilities. The Building Official is authorized and empowered to cause or order the disconnection or discontinuance of utility service to a building, structure, premises, system, equipment, fixture, or device that is regulated by this Code or by the referenced codes and standards set forth in Section 101.4, or elsewhere in the Bellflower Municipal Code (i) when necessary to eliminate or mitigate an immediate hazard to life, health, safety, or property; or, (ii) when such building, structure, system, equipment, fixture, or device, or any utility service thereto, has been installed, equipped, altered, or used without requisite approvals, permits, or inspections.

The Building Official must attempt to notify the serving utility, and wherever possible the owner and occupant of the building, structure, premises, system, equipment, fixture, or device, of the decision to disconnect before taking such action; provided that the Building Official may dispense with any attempt at prior notification if, in the sole discretion of the Building Official, the nature or severity of the hazard justifies such inaction. If not notified before disconnecting, the Building Official must notify the owner or occupant of the building, structure, premises, system, equipment, fixture, or device in writing of the disconnection as soon as practical thereafter.

The utility service must remain disconnected or discontinued until the Building Official releases the utility service. The Building Official must not release the utility service until (i) the imminent hazard has been abated or

eliminated; or (ii) all requisite approvals, permits, and inspections have been obtained for the building, structure, system, equipment, fixture, or device, or any utility service thereto.

9. Section 111 is amended to read as follows:

SECTION 111 USE AND OCCUPANCY

111.1 General. No building, structure or premises, or portion thereof, may be used or occupied, and no change in the existing occupancy classification of a building, structure or premises, or portion thereof, may be made until the Building Official has approved the building, structure or premises or portion thereof for such use or occupancy and until all permits have been approved or a temporary certificate of occupancy has been issued.

Upon final of a building permit and at the request of the applicant, a certificate of occupancy must be issued by the Building Official for any structure which is ready to occupy.

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

The Building Official may, in writing, suspend or revoke any such approval or certificates whenever the Building Official determines that the approval or certificate was issued in error, or on the basis of incorrect information supplied, or when it is determined that the building, structure or premises, or portion thereof, is in violation of any provision of this Code, or other relevant laws, ordinances, rules and/or regulations. Any certificate of occupancy or temporary certificate of occupancy so issued must be surrendered upon request of the Building Official.

111.2 Un-permitted Structures. No person may use, occupy or maintain any un-permitted structure.

111.3 Changes in Use. Changes in the character or use of a building may not be made except as specified in Chapter 34 of this Code.

111.4 Issuance of a Certificate of Occupancy. When the building, structure or premises, or portion thereof, has passed final inspection, and when the building, structure or premises complies with this Code, or other relevant laws, ordinances, rules and regulations, and the required fees have been paid, the Building Official, upon request of the applicant, must issue a certificate of completed construction which must contain the following:

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

111.5 Issuance of a Temporary Certificate of Occupancy. If the Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, the Building Official may issue a temporary certificate of occupancy for the use of a portion or portions of a building, structure or premises, before the completion of the entire building, structure or premises, or portion thereof.

Such temporary certificate of occupancy will be valid for a period of time as approved by the Building Official, but in no case may the time period exceed 180 days from the date of issuance. After the expiration of a temporary certificate of occupancy, the building, structure or premises, or portion thereof, must be immediately vacated and may not be used or occupied until the Building Official has approved the building for such use or occupancy.

111.6 Posting. The certificate of occupancy must be posted in a conspicuous place on the premises and must not be removed except by the Building Official. EXCEPTION: Group R, Division 3, and Group U Occupancies.

10. Section 112 is deleted.
11. Section 113.3 is amended to read as follows:

Section 113.3 Board of Appeals.

The board of appeals consists of members of the Planning Commission. The term of a board of appeals member will coincide with the term of service as a planning commissioner and will terminate should the member cease serving as a planning commissioner. The Building Official is the secretary to the board. The board may adopt reasonable rules and regulations for conducting its investigations and will render all its decisions and findings on contested matters, in writing to the building official, with a duplicate copy for any appellant or contestant affected by such decision or finding, and may recommend to the City

Service is deemed complete upon the posting of the stop work order, personal delivery of the stop work order upon the property owner, the person performing the work, or any agent of the property owner or person performing the work, or at the time the stop work order is deposited with the United States Postal Service, whichever occurs first. Failure of the property owner to receive actual notice of the issuance of the stop work order does not invalidate the stop work order or any proceeding arising from the issuance of the stop work order.

115.4 Service (imminent hazard). If the Building Official determines that work being performed presents an immediate hazard to the life, limb, property, or safety of the occupants of the subject property or other persons, or could result in an illicit discharge as defined by Chapter 10-4 of this Code, a stop work order may be served orally upon the owner of the property, the person performing the work subject to the stop work order, or the agent of the property owner or person performing the work subject to the stop work order. In such instances, the Building Official must issue and serve a written stop work order in accordance with sections 115.2 and 115.3 within 1 business day after the oral notice is given, but service will be deemed effected upon the giving of the oral stop work order.

115.5 Violation. It is unlawful and a misdemeanor for any person to remove, alter, mutilate, obscure, cover, or otherwise damage a stop work order. It is unlawful and a misdemeanor for any person to continue or recommence work subject to a stop work order, or to remain in, enter, or occupy the site subject to the stop work order, without first obtaining approval from the Building Official, or to otherwise violate any condition of a stop work order.

14. A new Section 116 is added to read as follows:

SECTION 116 - UNSAFE STRUCTURES AND EQUIPMENT

116.1 Conditions. Structures, both new and existing, and equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which are a fire hazard or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, are deemed to be in an unsafe condition. Unsafe structures must be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section and prescribed by law. A vacant structure or building that is not secured against entry is deemed to be unsafe to occupy.

116.2 Record. The Building Official must cause a report to be filed in the City records of an unsafe condition. The report must state the occupancy of the structure and the unsafe condition.

116.3 Notice. If an unsafe condition is found, the Building Official must serve on the owner, or person in control of the structure or premises, or

any agent of such owner or person in control, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice must require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.

116.4 Method of Service. Such notice will be deemed properly served if a copy thereof is (a) delivered to the owner personally; or (b) sent by certified or registered mail addressed to the owner at the last known address with a return receipt requested; or (c) delivered in any other manner as prescribed by law. If the certified or registered letter is returned showing the letter was undelivered, a copy thereof must be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure constitutes service of notice upon the owner.

116.5 Restoration. If the structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure or equipment, such repairs, alterations, additions or change of occupancy must comply with the requirements of section 111 and Chapter 34.

15. A new Section 117 is added to read as follows:

SECTION 117 – On Site Fencing During Construction.

117.1 General. A fence must be provided any time grading, demolition, or construction work requiring a grading or building permit is performed. The fence must totally enclose the perimeter of all property. Locking gates may be provided at any location.

EXCEPTIONS: 1) When approved by the Building Official, a fence need not enclose residential property when at least one dwelling is continuously occupied. Approval not to fence the property may be revoked in writing by the Building Official if the property is found to be unoccupied for any length of time. For the purposes of this exception, continuously occupied is not intended to imply that the occupants must be continuously present. 2) When approved by the Building Official, the fence may enclose areas other than the perimeter of the property.

117.2 Fence Construction. The fence must be a minimum 6 feet in height measured from adjacent grade on the exterior side of the fence, and constructed from chain link, lumber, masonry or other approved materials. The fence must be self-supporting and must not incorporate structures or fencing on adjacent property without written approval of the adjacent property owner.

117.3 Duration of Fencing. The fence must be erected before the start of any grading, demolition, or construction work and must remain in place

until the work for which a grading or building permit is required has been completed.

EXCEPTIONS: 1) All or portions of the fence may be removed daily during construction so long as the property is continuously occupied, and all portions of the removed fence are replaced before the property being unoccupied. 2) When approved by the Building Official, the fence may be removed before completion of the grading, demolition, or construction work, if the property is determined by the Building Official to no longer pose an unsafe or hazardous condition.

117.4 Failure to Comply. If the property is found unfenced and the Building Official determines that an unsafe or hazardous condition exists, the City may take action to correct the non-complying condition by providing the required fence. The Building Official may then issue a notice to stop work until all costs incurred by the City to properly fence the property have been recovered. If such costs have not been recovered by the City within 30 days, the City may take action to recover the costs in accordance with the requirements of this Code.

16. A new Section 118 is added to read as follows:

SECTION 118 CONSTRUCTION HOURS OF OPERATION

118.1 Hours of Construction. No construction activities may commence within the City of Bellflower except as set forth in Table 118.1 below or as otherwise approved by the Building Official:

Table 118.1 Construction Hours of Operations

Day(s)	Start Time	End Time
Monday through Friday	7:00 a.m.	6:00 p.m.
Saturdays	8:00 a.m.	6:00 p.m.
Sundays and City Holidays	Not Permitted	Not Permitted

For purposes of this Section, construction includes, without limitation, site preparation, demolition, grading, excavation, and the erection, improvement, remodeling, or repair of buildings or structures, including operation of equipment or machinery and the delivery of material associated with those activities, irrespective of whether a building permit is required for the construction.

b. To address specific geological circumstances in the City, Chapter 16 of the 2016 California Building Code is amended to read as follows:

1. A new Table 1809.7 is amended to read as follows:

TABLE 1809.7
 PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF LIGHT-FRAMED CONSTRUCTION a,b,c,d,e,f

NUMBER OF FLOORS SUPPORTED BY FOOTING	WIDTH OF FOOTING (INCHES)	THICKNESS OF FOOTING (INCHES)
1	12	6
2	15	8
3	18	8

- a. Depth of footing must be in accordance with Section 1809.4
- b. The ground under the floor is permitted to be excavated to the elevation of the top of the footing
- c. See Section 1908 for additional requirements for footings of structures assigned to Seismic Design Category C, D, E or F
- d. For thickness of foundation walls, see Section 1807.1.6
- e. Footings are permitted to support a roof in addition to the stipulated number of floors. Footings supporting a roof only must be as required for one supporting one floor.
- f. For structures located in Seismic Design Category D, E or F, footings must extend a minimum 24 inches below the undisturbed ground surface, where a soils report in accordance with Section 1803.5.11 is not provided.

2. A new Section 1809.7.1 is added to the 2016 California Building Code which applies in Seismic Design Category D, E or F, to read as follows:

1809.7.1 Prescriptive Foundations with Stem Walls and Foundations with Slabs-on-Ground with Turn-Down Footings in Seismic Design Category D, E or F. Foundations with stem walls or with slab-on-ground with turn-down footings must be provided with a minimum of two No. 4 bars at the top and two No. 4 bars at the bottom of the footing. Continuity of reinforcement must be provided at corners and intersections.

c. To address specific geological circumstances in the City, Chapter 16 of the 2016 California Building Code is amended to read as follows:

1. A new Section 1613.6 is added to read as follows:

1613.6 ASCE 7, 12.12.3. Modify ASCE 7 Equation 12.12-1 of Section 12.12.3 to read as follows:

(12.12-1) In Seismic Design Category D, E, and F, the importance factor applied in Equation 12.12-1 regarding the minimum distance for building separation is prohibited.

3. A new Section 1613.7 is added to read as follows:

1613.7 Suspended Ceilings. Minimum design and installation standards for suspended ceilings must be determined in accordance with the requirements of Section 2506.2.1 of this Code and the provisions of ASTM C 635 and C 636. Suspended acoustical ceilings in Seismic Design Category D, E, and F must also be installed in accordance with Section 13.5.6 of ASCE 7 and the amendments set forth 2016 LARUCP 16-5.

d. To address specific geological circumstances in the City, Chapter 23 of the 2016 California Building Code is amended to read as follows:

1. A new Section 2305.4 is added to read as follows:

2305.4 Hold-Down Connectors. Hold-down connectors must be designed to resist shear wall overturning moments using approved cyclic load values or 75 percent of the allowable earthquake load values that do not consider cyclic loading of the product. Connector bolts into wood

framing require steel plate washers on the post on the opposite side of the anchorage device. Plate size must be a minimum of .0229 (3/8") inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Hold-downs must be re-tightened just before covering of the wall framing.

2. A new Section 2305.5 is added to read as follows:

2305.5 Quality of Nails. Mechanically driven nails used in wood structural panel shear walls must meet the same dimensions as that required for hand-driven nails, including diameter, minimum length and minimum head diameter. No clipped head or box nails are permitted in new construction.

3. Section 2306.2 is amended to read as follows:

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

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

The allowable shear values set forth in Table 2306.2(1) or 2306.2(2) are permitted to be increased 40 percent for wind design.

Exception: (DSA-SS, DSA-SS/CC, and OSHPD 1, 2 and 4) Wood structural panel diaphragms using staples as fasteners are not permitted by DSA and OSHPD.

Wood structural panel diaphragms used to resist seismic forces in SDC D, E or F must be applied directly to the framing members.

4. Section 2306.3 is amended to read as follows:

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

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

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

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

3. Where shear design values using allow stress design (ASD) exceed 350 plf or load and resistance factor design (LRFD) exceed 500 plf, all framing members receiving edge nailing from abutting panels must not be less than a single 3-inch nominal member, or two 2-inch nominal members fastened together in accordance with Section 2306.1 to transfer the design shear value between framing members. Wood structural panel joint and sill plate nailing must be staggered at all panel edges. See Section 4.3.6.1 and 4.3.6.4.3 of AF&PA SDPWS for sill plate size and anchorage requirements.

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

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

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

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

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

The allowable shear values in Tables 2306.3(1) and 2306.3(2) are permitted to be increased 40 percent for wind design. Panels complying with ANSI/APA PRP-210 must be permitted to use design values for Plywood Siding in the AF&PA SDPWS.

Exception: (DSA-SS 7 DSA-SS/CC and OSHPD 1, 2 & 4) Wood structural panel shear walls using staples as fasteners are not permitted by DSA and OSHPD.

Wood-frame shear walls must be designed and constructed in accordance with Section 2306.3 as applicable.

5. Section 2308.3.4 is amended to read as follows:

2308.3.4 Brace Wall Line Support. All exterior and interior brace wall lines must be supported by continuous footings.

6. Section 2308.12.4 is amended to read as follows:

2308.12.4 Brace Wall Line Sheathing. Braced wall lines must be braced by one of the types of sheathing prescribed by Table 2308.12.4 as shown in figure 2308.9.3. The sum of lengths of braced wall panels as each braced wall line must conform to Table 2308.12.4. Braced wall panels must be distributed along the length of the braced wall line and start at not more than 8 feet (2438 mm) from each end of a braced wall line. Panel sheathing joints must occur over studs or blocking. Sheathing must be fastened to studs, top and bottom plates and at panel edges occurring over blocking. Wall framing to which sheathing used for bracing is applied must be nominal 2-inch wide or larger members spaced a maximum of 16 inches on center. Nailing must be a minimum 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center, and 12 inches on center in the field.

Braced wall panel construction types must not be mixed within a braced wall line.

7. Section 2308.12.5 is amended to read as follows:

2308.12.5 Attachment of Sheathing. Fastening of brace wall panel sheathing may not be less than that prescribed in Table 2308.12.4 or Table 2304.9.1. Wall sheathing may not be attached to framing member by adhesives.

All brace wall panels must extend from the anchored foundation to the roof sheathing and must be attached to parallel roof rafters or solid blocking above with framing clips (18 gauge minimum) spaced at a maximum of 24 inches (6096 mm) on center with four 8d nails per leg (total of 8 per clip). Braced wall panels must be laterally braced at each corner at maximum 24 inch (6096 mm) intervals along the top plate of discontinuous vertical framing. Interior brace wall segments constructed above raised floor framing must be provided a continuous load path to the anchored foundation. Solid blocking must be provided below interior brace wall segments with framing clips (18 gauge minimum) spaced a maximum 24 inches (6096 mm) on center and attached to the anchored foundation plate as to provide a continuous load path.

8. Table 2308.12.4 is amended to read as follows:

TABLE 2308.12.4
WALL BRACING IN SEISMIC DESIGN CATEGORIES D AND E
 (Minimum Percentage of Wall Bracing per each Braced Wall Line^{a)})

CONDITION	SHEATHING TYPE ^b	$S_{ps} < 0.50$	$0.50 \leq S_{ps} < 0.75$	$0.75 \leq S_{ps} \leq 1.00$	$SDs > 1.00$
One story	G-P ^c	43	59	75	100
	S-W	21	32	37	48

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

- a. Minimum length of panel bracing of one face of the wall for S-W sheathing must be **4 feet long** or both faces of the wall for G-P sheathing must be at **least 8 feet long**; h/w ratio may **not exceed 2:1**. For S-W panel bracing of the same material on two faces of the wall, the minimum length is permitted to be one-half the tabulated value but the h/w ratio may not exceed 2:1 and design for uplift is required. Also see Section 118.6.
- b. G-P = gypsum board, lath and portland cement plaster or gypsum sheathing boards S-W = wood structural panels.
- c. Nailing as specified below must occur at all panel edges at studs, at top and bottom plates, and where occurring, at blocking:
 For ½-inch gypsum board, 5d cooler nails at 7 inches on center;
 For 5/8-inch gypsum board, no. 11 gauge cooler nails at 7 inches on center;
 For gypsum sheathing board, 1–¾ inches long by 7/16 –inch head, diamond point galvanized nails at 4 inches on center;
 For gypsum lath, No. 13 gauge by 1 1/8 inches long, 19/64-inch head, plaster board at 5 inches on center;
For Portland cement plaster, No. 11 gage (0.12 inch) by 1 ½ inches long, 7/16 inch head at 6 inches on center;
- d. **S-W sheathing must be 15/32" thick minimum nailed with 8d common nails at 6:6:12."**

SECTION 4: Chapter 15.08 of the BMC is amended in its entirety to read as follows:

“CHAPTER 15.08

ELECTRICAL CODE

15.08.010 Electrical Code - Adopted by Reference; Where Filed

California Code of Regulations Title 24, Part 3 (the 2016 California Electrical Code) is adopted by reference as the Electrical Code of the City of Bellflower.

In accordance with California Government Code Section 50022.6, one (1) copy of the 2016 California Electrical Code must remain on file with the Building Official within the Department of Planning and must be at all times maintained by the Building Official for use and examination by the public.

15.08.020 Amendments

The 2016 California Electrical Code is amended by adding the following provisions:

- a. Article 80 is added to read as follows:

ARTICLE 80. ADMINISTRATION

SEC. 80-1 Title. California Code of Regulations Title 24, Part 3 (the 2016 California Electrical Code) as adopted and amended by the City will be known as the Electrical Code of the City of Bellflower and may be cited as such. References to “this Code” contained in any provision enacted by Chapter 15.08 of the Bellflower Municipal Code refer to the Electrical Code of the City of Bellflower.

SEC. 80-2 Purpose and Intent. The purpose of this Code is to provide minimum standards to safeguard the public health, safety and general welfare by regulating the design, construction, installation, quality of materials, location, operation and maintenance of equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.

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

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

SEC. 80-3 Scope. The provisions of this Code apply to the erection, alteration, installation, repair, movement, improvement, removal connection or conversion of any electrical equipment and/or appliances or any other electrical work regulated by this Code within the City.

Exception: The provisions of this Code do not apply to public utilities; or to electrical wiring for street lighting or traffic signals located primarily in a public way; or to mechanical equipment not specifically regulated in this Code. The provisions of this Code do not apply to any electrical work performed by or for any electrical corporation, telephone corporation, telegraph corporation, railroad corporation or street railroad corporation on or with any electrical equipment owned or controlled and operated, or used by and for the exclusive benefit of, such corporation in the conduit of its business as a public utility, or to any other work which any such corporation may be entitled by law to perform without payment of any local tax; but all provisions of this Code apply insofar as they may consistently with the above be applicable to all other electrical work performed by or for any such corporation.

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

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

In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Building Standards Code, then the California Building Standards Code governs.

80-4 Definitions. In addition to definitions specified elsewhere in this Code, the following certain terms, phrases, words and their derivatives must be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.

In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions govern and apply for purposes of the Electrical Code of the City of Bellflower.

1. **BUILDING AND SAFETY DIVISION or BUILDING DEPARTMENT** means the Building and Safety Division of the City Department of Planning.
2. **BUILDING OFFICIAL** means the Director of Planning or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.
3. **CHIEF ELECTRICAL INSPECTOR** means the Building Official.
4. **NONINSPECTED WORK** means any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any electrical equipment and/or appliances or any other electrical work regulated by this Code within the City without first obtaining inspection by and approval of the Building Official.

SEC. 80-5 VIOLATIONS AND PENALTIES

- a. **Compliance with Codes.** It is unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.
- b. **Violation.** It is unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

- c. **Penalty.** Any person, firm or corporation violating any of the provisions of this Code is guilty of a misdemeanor, and each such person is guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Conviction of any such violation is punishable by a fine of not more than \$1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this Code.

- d. **Work without Permit.** Whenever any work has commenced without a permit as required by the provisions of this Code, a special investigation must be made before the issuance of the permit. An investigation fee must be collected for each permit so investigated to determine the scope of the work performed. The investigation fee must be equal to the cost of the required permit or as otherwise set by Council resolution. The payment of the investigation fee does not exempt any person from compliance with all other provisions of this Code or from any other penalty prescribed by law.

SEC. 80-6 ORGANIZATION AND ENFORCEMENT

- a. **Building and Safety Division.** The provisions of Sections 103 and 104 of the Building Code of the City of Bellflower govern the powers and duties of the Building Official in the administration of this Code.

- b. **Stop Work Orders.** Whenever any electrical work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the Building Official may order the work stopped. Stop work orders are governed by the provisions of Section 115 of the Building Code of the City of Bellflower.

- c. **Use Violations.** Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the Building Official may order such use discontinued. Such person must immediately discontinue the use. The use must remain discontinued until the non-complying condition has been corrected, and inspection and approval has been obtained from the Building Official. Permits must be issued where required by this Code.

- d. **Existing Equipment and Appliances.** Existing equipment and/or appliances lawfully installed before the effective date of this Code may have their existing use, maintenance or

repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

- e. **Dangerous Construction, Equipment and Appliances.** Whenever it is brought to the attention of the Building Official that any construction or equipment regulated by this Code is dangerous, unsafe, or a menace to life, health or property or is in violation of this Code, the Building Official has the authority to make an investigation. The Building Official has the authority to order any person, firm or corporation using or maintaining. any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter change remove or demolish same, as he/she, is his/her discretion may consider necessary for the protection of life, health or property.
- f. **Service.** Whenever this Code requires a notice to be served by personal service or by registered or certified mail, it will be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service must be by posting a copy of the notice on the building or structure or at the premises.

SEC. 80-7 Amendments to Ordinances. Whenever any reference is made to any other ordinance, such reference is deemed to include all future amendments thereto.

- b. Article 81 is added to read as follows:

ARTICLE 81 ELECTRICAL PLAN REQUIREMENTS

SEC. 81-1 Plan Check Requirements.

- a. **General.** When required by the Building Official to verify compliance with this Code, and relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the Building Official, calculations, and other required data must be submitted for plan review. The Building Official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for an electrical permit for such work.
- b. **Engineer of Record.** When it is required that documents be prepared by an engineer, the Building Official may require the owner to designate on the permit application an engineer who must act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of

record who must perform all of the duties required of the original engineer of record. The Building Official must be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties.

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

- c. **Plan Review Required.** Separate plan review under this Code is required for any of the following:
- (1) To verify compliance with State energy requirements when such information is not shown completely on the building plans;
 - (2) Any installation of any equipment rated at 400 amperes or larger;
 - (3) Any installation of a sub panel, switchboard or motor control center having a rating of 400 amperes or larger;
 - (4) Any installation of a motor rated more than 10 HP;
 - (5) Any installation of a transformer, generator, uninterruptible power supply (UPS), phase converter, capacitor, rectifier or other separately derived system;
 - (6) Any installation of storage batteries;
 - (7) Any installation of equipment rated above 600V;
 - (8) All motion picture theaters;
 - (9) Assembly rooms having an occupant load exceeding 300 occupants;
 - (10) All gas stations, repair garages and similar locations classified as Hazardous in Chapter 5 of this Code;
 - (11) Spray booths;
 - (12) Installation of lighting fixtures weighing more than 300 pounds;
 - (13) Installation of any illuminated sign;
 - (14) Any installation in a building of Type I, Type II-A, Type III-A, Type IV, or Type V-A fire-resistive construction

where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, or by relevant laws, ordinances, rules and regulations must bear the seal, signature and number of an electrical engineer when required by the California Business and Professions Code or the Building Official. A seal and number is not required for work authorized by State law to be performed by a person not registered or certified as an engineer or architect as provided within the California Business and Professions Code or otherwise approved by the Building Official

- d. **Information Required on Electrical Plans.** Plans must be drawn to scale upon substantial paper or other material suitable to the Building Official, must clearly indicate the nature and scope of the work proposed, and must show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans must give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans. Where the scope of the proposed work involves the following, unless otherwise approved by the Building Official, the electrical plans must indicate the following:

- (1) A complete floor plan showing the location of the proposed service and all proposed sub panels, switchboards, panel boards and/or motor control centers. All required working space dimensions must also be indicated where required by the Building Official;
- (2) A complete plan showing the layout, conductor size and insulation type for all proposed electric wiring in all parts of the building or structure;
- (3) A legend of all symbols used and a list of all abbreviations used;
- (4) A complete single line diagram with complete system grounding, water pipe bonding and other metal pipe bonding as required by the Building Official;
- (5) The location of all proposed outlet boxes for switches, lights, receptacles and similar devices in all parts of the building or structure;

- (6) The location, voltage and wattage or ampere rating for each non inductive piece of equipment;
- (7) The location, voltage and wattage or ampere rating for each transformers, capacitor, ballast, converter, frequency changer and/or similar equipment;
- (8) The location, voltage and horsepower rating for all motors, generators and similar equipment;
- (9) The horsepower rating for all disconnects protecting more than one motor or protecting any piece of HVAC equipment containing more than one motor;
- (10) Panel schedules for all proposed sub panels and similar equipment;
- (11) Any other information requested by the Building Official

Plans for all occupancies must indicate how required fire-resistive integrity will be maintained where a penetration will be made for electrical and communication conduits, pipes and similar systems.

When deemed necessary by the Building Official, the first sheet of each set of plans must indicate the building Type of Construction as defined in the Building and Electrical Codes of the City of Bellflower in effect on the date of plan check submittal.

- e. **Deferred Submittals.** For the purposes of this section deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the Building Official within a specified period.

Deferral of any submittal items must have prior approval of the Building Official. The engineer of record must list the deferred submittals on the plans and must submit the deferred submittal documents for review by the Building Official.

Submittal documents for deferred submittal items must be submitted to the engineer of record who must review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred submittal items may not be installed until their design and submittal documents have been approved by the Building Official.

- f. **Expiration of Plan Check Applications.** Plan check applications for which no permit is issued within one year following the date of application expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the Building Official, except as otherwise required by State law.

When requested in writing by the applicant and before the expiration of the plan check application, the Building Official may extend the time for action by the applicant. The time for action by the applicant may not be extended beyond the effective date of a new Electrical Code. Additional fees for plan review in an amount established by resolution of the City Council must be paid to process such request.

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

- g. **Retention of Plans.** One set of approved plans, calculations and reports must be retained by the Building Official. Except as required by Section 19850 of the Health and Safety Code, the Building Official must retain such set of the approved plans, calculations and reports for a period required by law.

SEC. 81-2 Electrical Permit Requirements.

- a. **Electrical Permit Required.** No person may erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, any electrical equipment without first obtaining an electrical permit from the Building Official

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

- b. **Work Exempted From Electrical Permit.** An Electrical Permit is not required for the following:

- (1) Minor repair work such as the replacement of lamps, switches, receptacles and sockets which were previously permitted and inspected under a valid electrical permit;
- (2) Connection of portable generators, motors, appliances, tools, power outlets and other portable equipment connected by means of a cord or cable having an attachment plug to a permanently installed

receptacle which, was previously permitted and inspected under a valid electrical permit;

- (3) Repair or replacement of over-current devices;
- (4) The wiring for temporary theater, motion picture or television stage sets;
- (5) The repair or replacement of ground, slab, floor or roof mounted fixed motors or appliances of the same type and rating in the same location and which were previously permitted and inspected under a valid electrical permit. **Note:** Suspended or wall mounted equipment may be exempted from electrical permit requirements only after documentation has been submitted to and reviewed by the Building Official for adequate seismic anchorage. Separate building permit(s) may be required;
- (6) That portion of electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy;
- (7) That portion of telephone, intercom, sound, alarm, control, communication and/or signal wiring that is not an integral part of an appliance, and which operates at 30 volts or less. **Note:** A separate permit may be required from the L.A. County Fire Department;
- (8) Temporary decorative lighting which is not installed for more than 90 days;
- (9) The installation of temporary wiring for testing or experimental purposes within suitable facilities specifically approved by the Building Official for such use.

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

- (c) **Permit Applicant Requirements.** An applicant for an electrical permit where the work, including labor and materials, exceeds five hundred dollars (\$500) in value must be a licensed contractor or owner builder. A permit may only be issued to such contractor or owner builder where the work authorized under any such permit is performed by the person to whom the permit is issued, or as otherwise permitted by law.

- (d) **Application for Permit.** To obtain a permit, the applicant must first file an application in writing on a form furnished by the City for that purpose. Each such application must:
- (1) Identify and describe the work to be covered by the permit for which application is made.
 - (2) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.
 - (3) Be accompanied by plans and calculations as required in Section 81-1.
 - (4) Give such other information as reasonably may be required by the Building Official
- (e) **Issuance.** The Building Official must issue a permit to the applicant for the work described in the application and plans on file when the Building Official is satisfied that all of the following items comply:
- (1) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations;
 - (2) The fees specified by resolution or ordinance have been paid; and
 - (3) The applicant has obtained a permit pursuant to Public Resource Code Section 30600 et seq., if such a permit is required.

When the Building Official issues the permit, the Building Official must endorse in writing or stamp on both sets of plans "REVIEWED FOR CODE COMPLIANCE ONLY." Such stamped plans may not be changed, modified or altered without authorization from the Building Official, and all work must be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans must not be construed to be a permit for, or an approval of, any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit must not be deemed to certify that the site of the described work is safe.

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

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

The issuance of a permit based on plans and calculations does not prevent the Building Official from thereafter requiring the correction of errors in such plans and calculations or from preventing building operations being carried on there under when in violation of this Code, relevant laws, ordinances, rules and regulations.

- (g) **Expiration of Permit – General.** Every electrical permit issued for property within the City of Bellflower expires by limitation and becomes null and void as follows:

(ii) Every permit issued by the Building Official under the provisions of this Code expires by limitation and becomes null and void unless work authorized by such permit is commenced within 180 calendar days from the issuance date of such permit. If work authorized by such permit is commenced within 180 calendar days from the issuance date, such permit expires by limitation and becomes null and void 180 calendar days after the date of the last successful inspection. Before permit expiration and upon a showing of good cause by the permit holder in writing, the Building Official may extend a permit for a period not exceeding 180 calendar days. In no event may any permit be extended, nor may any permit be valid, for any period exceeding three (3) years from the original date of issuance.

(ii) In the event of permit expiration and before work for which such permit was required can be commenced or recommenced, a new permit must first be obtained (hereafter, a “renewal permit”). The applicant must pay all applicable renewal fees, in the amount then established by resolution of the City Council. If a renewal permit is applied for, the Building Official has the discretion to request a site inspection before its issuance and a miscellaneous inspection fee must be paid by the applicant before inspection. The inspection fee must be as specified by resolution of the City Council. In addition, the applicant may be required to resubmit plans and specifications, when deemed necessary by the Building Official to verify compliance with the building codes, ordinances,

regulations, standards, and laws in effect at the time the renewal permit is applied for.

(iii) Upon issuance of a renewal permit, the Building Official may allow the applicant to commence or recommence such work from the last successful inspection of record under the original permit. When an expired building permit includes expired sub-permits, activation of the renewal permit activates all subsequent expired sub-permits. All work to be performed under a renewal permit must be completed in accordance with the building codes, ordinances, regulations, standards, and laws in effect on the date of issuance of the renewal permit.

(h) **Permit Suspension or Revocation.** The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.

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

(i) **Cancellation of Permit by Applicant.** If no portion of the work or construction covered by a permit issued by the Building Official under the provisions of this Code or relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the Building Official with a request that such permit be cancelled. Only the person to whom such permit was issued can request cancellation of a permit. The Building Official must thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit is null and void and of no effect.

(j) **Transfer of Permit by Applicant.** When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit must be given where deemed appropriate by the Building Official and new fees must be paid as required by ordinance or resolution.

SEC. 81-3 Fees. All permit fees must be in the amount then established by resolution of the City Council. All permit fees must

be paid at the time of the initial plan review submittal or when plan review is not required, at the time of permit issuance.

SEC. 81-4 Permit Refunds. In the event that an applicant has submitted for plan review or obtained a permit and no portion of the review, work, or construction covered by such permit has been commenced, the applicant may submit a written request to the Building Official requesting a refund of permit fees. The request must be submitted within one year from the date of cancellation or expiration of the permit. The Building Official may refund all or a portion of the permit fees to the applicant.

c. Article 82 is added to read as follows:

ARTICLE 82 INSPECTIONS.

SEC. 82-1 General. All new electrical work for which a permit is required is subject to inspection by the Building Official and all such work must remain accessible and exposed for inspection purposes until approved by the Building Official. All new electrical work, and such portions of existing systems as may be affected by new work, or any changes, must be inspected by the Building Official to insure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.

No work may be approved by the Building Official which was not completely verified. Partial or spot inspections may not be performed by the Building Official, nor may a partial or spot inspection be used as a justification for approving any required inspection.

Approval as a result of an inspection must not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations are not valid. The permit applicant must cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the City are liable for any expense entailed in the removal or replacement of any material required to allow inspection.

The permit applicant must provide access for the inspector to the area of work. Access may include, without limitation, ladders, scaffolding, catwalks and lifts. The permit applicant must maintain a safe access path for the inspector to the area of work. Safety precautions may include, without limitation, guardrails and safety harnesses. All components of the access path must be securely anchored in place. The electrical inspector must have the right to refuse to make any inspection in an area which does not have an access path deemed safe for use by the electrical inspector. The permit applicant must make any necessary improvements to the access path to allow inspection by the electrical inspector.

The permit applicant must protect all existing construction from damage caused during inspection. Neither the Building Official nor the City are liable for any expense entailed in the removal or replacement of any material damaged during the course of inspection.

SEC. 82-2 Inspection Requests. The person doing the work authorized by a permit must notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing, by telephone or other approved methods acceptable to the Building Official

The person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations must provide access to and means for inspection of such work.

SEC. 82-3 Special Inspections. Special inspections may be required by the Building Official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, must be accomplished by the means set forth in the City of Bellflower Building Code.

SEC. 82-4 Required Approvals. No work may be done beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. The Building Official, upon notification, must make the requested inspections and must either indicate in writing that the work appears to comply as completed, or must notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work which does not comply must be corrected and such work may not be covered or concealed until authorized by the Building Official

There must be a final inspection and approval of all work when completed and ready for occupancy.

SEC. 82-5 Electrical Utility Release. When deemed appropriate by the Building Official, electric utilities may be released. Release of electric utility may be done before building final for testing and inspection purposes. The Building Official retains the right to revoke the release of electric utility for just cause, and may have the utility disconnected at the earliest availability of the utility purveyor.

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

It is unlawful to energize or cause or permit to be energized any electrical wiring coming under the provisions of this Code, until such electrical wiring has been inspected and approved by the Building Official. Provided, however, that temporary permission may be given to furnish electric current to, or the use of electric current through any electrical wiring for a length of time not exceeding 30 days, or other reasonable period if it appears to the Building Official that such electrical wiring may be used safely for such purpose, and that there exists an urgent necessity for such use.

SEC. 82-6 Authority to Disconnect Utilities. The Building Official is authorized and empowered to cause or order the disconnection or discontinuance of utility service to a building, structure, premises, system, equipment, fixture, or device that is regulated by this Code or by the referenced codes and standards set forth in Section 101.4, or elsewhere in the Bellflower Municipal Code (i) when necessary to eliminate or mitigate an immediate hazard to life, health, safety, or property; or, (ii) when such building, structure, system, equipment, fixture, or device, or any utility service thereto, has been installed, equipped, altered, or used without requisite approvals, permits, or inspections

The Building Official must attempt to notify the serving utility, and wherever possible the owner and occupant of the building, structure, premises, system, equipment, fixture, or device, of the decision to disconnect before taking such action; provided that the Building Official may dispense with any attempt at prior notification if, in the sole discretion of the Building Official, the nature or severity of the hazard justifies such inaction. If not notified before disconnecting, the Building Official must notify the owner or occupant of the building, structure, premises, system, equipment, fixture, or device in writing of the disconnection as soon as practical thereafter.

The utility service must remain disconnected or discontinued until the Building Official releases the utility service. The Building Official may not release the utility service until (i) the imminent hazard has been abated or eliminated; or (ii) all requisite approvals, permits, and inspections have been obtained for the building, structure, system, equipment, fixture, or device, or any utility service thereto.

SEC 82-7 Electrical Inspector Qualifications. All electrical inspectors in the City of Bellflower must be certified by a nationally recognized inspector certification program. The certification program must specifically qualify the inspector in electrical inspections. Electrical inspector applicants must be able to demonstrate the following:

- a. Have a demonstrated knowledge of standard materials, means and methods used in the installation of electrical equipment and systems.
- b. Be well versed in approved methods of construction for safety to persons and property.
- c. Have at least one year of experience as a certified electrical inspector or 3 years of experience as a journeymen level electrician or any combination of training, education and experience that is deemed equivalent and acceptable by the Building Official.”

SECTION 5: Chapter 15.12 of the BMC is amended in its entirety to read as follows:

“CHAPTER 15.12

PLUMBING CODE

15.12.010 Plumbing Code - Adopted by Reference; Where Filed

California Code of Regulations Title 24, Part 5 (the 2016 California Plumbing Code) with amendments, is adopted by reference as the Plumbing Code of the City of Bellflower.

In accordance with California Government Code Section 50022.6, one (1) copy of the 2016 California Plumbing Code must remain on file with the Building Official within the Department of Planning and must be at all times maintained by the Building Official for use and examination by the public.

15.12.020 Amendments

Division II Administration, Sections 101, 102, and 103 of the 2016 California Plumbing Code, adopted as part of the Plumbing Code of the City of Bellflower are amended by modifying, adding to or deleting the following described sections to read as set forth herein.

The 2016 California Plumbing Code is amended as follows:

- a. Section 101.1 is amended in its entirety to read as follows:

SECTION 101.1 TITLE. California Code of Regulations Title 24, Part 5 (the 2016 California Plumbing Code) as adopted and amended by the City will be known as the Plumbing Code of the City of Bellflower, and may be cited as such. References to “this Code” contained in any provision enacted by Section 15.12.020 of the Bellflower Municipal Code refers to the Plumbing Code of the City of Bellflower.

- b. Section 101.2 is amended in its entirety to read as follows:

SECTION 101.2 PURPOSE AND INTENT. The purpose of this Code is to provide minimum standards to safeguard public health, safety and general welfare by regulating the design, construction, installation, quality of materials, location, operation and maintenance of equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.

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

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

- c. Section 101.3 is amended in its entirety to read as follows:

SECTION 101.3 PLUMBING PLAN REQUIREMENTS

1. **101.3.1 General.** When required by the Building Official to verify compliance with this Code, or relevant laws, ordinances, rules

and regulations, plans and, when deemed necessary by the Building Official, calculations and other required data must be submitted for plan review. The Building Official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a plumbing permit for such work. The Building Official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

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

- (a) Any restaurant which requires a grease trap or a grease interceptor;
- (b) Any facility which requires a sand/grease clarifier;
- (c) Plumbing Systems with more than 200 waste fixture units;
- (d) Potable water supply piping required to be 2" or larger;
- (e) Fuel gas piping required to be 2" or larger;
- (f) Fuel gas piping containing medium- or high-pressure gas;
- (g) Combination waste and vent systems;
- (h) Plumbing fixtures located below the next upstream manhole or below the sewer main;
- (i) Chemical waste systems;
- (j) Rainwater systems employing a sump pump;
- (k) Grey water systems;
- (l) Any type of sewer ejection system or lift station;
- (m) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV HT, or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports, or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations must bear the seal, signature and number of a mechanical engineer when required by the California Business and Professions Code or the Building Official. A seal and number is not required for work authorized by such Code to be performed by a person not registered or certified as an engineer or architect as provided within the California Business and Professions Code or otherwise approved by the Building Official.

2. **101.3.2 Engineer of Record.** When it is required that documents be prepared by an engineer, the Building Official may require the owner to designate on the permit application an engineer who must act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who must perform all of the duties required of the original engineer of record. The Building Official must be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties.

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

3. **101.3.3 Information Required on Plumbing Plans.**

Plans must be drawn to scale upon substantial paper or other material suitable to the Building Official and must clearly indicate the nature and scope of the work proposed, and must show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans must give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the Building Official, the plumbing plans must indicate the following:

- (a) A complete floor plan showing the location of all proposed plumbing fixtures;

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

Plans for buildings of all occupancies must indicate how required fire-resistive integrity will be maintained where a penetration will be made for plumbing piping and similar systems.

When deemed necessary by the Building Official, the first sheet of each set of plans must indicate the building Type of Construction as defined in the City of Bellflower Building Code.

4. **101.3.4 Deferred Submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the Building Official within a specified period.

Deferral of any submittal items must have prior approval of the Building Official. The engineer of record must list the deferred submittals on the plans and must submit the deferred submittal documents for review by the Building Official.

Submittal documents for deferred submittal items must be submitted to the engineer of record who must review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred submittal items must not be installed until their design and submittal documents have been approved by the Building Official.

5. **101.3.5 Expiration of Plan Check Applications.** Plan check applications for which no permit is issued within one year following the date of application expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the Building Official.

When requested in writing by the applicant and prior the expiration of the plan check application, the Building Official may extend the time for action by the applicant. The time for action by the applicant may not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review must also be paid to the Building Official for enforcement of any requirements which were subsequently amended to the Code in effect at the time of application.

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

6. **101.3.6 Retention of Plans.** One set of approved plans, calculations and reports must be retained by the Building Official. Except as required by Section 19850 of the Health and Safety Code, the Building Official must retain such set of the approved plans, calculations and reports for a period of not less than 90 days from date of completion of the work covered therein.

- d. Section 101.4.1 is amended in its entirety to read as follows:

SECTION 101.4.1 SCOPE. The provisions of this Code must apply to the erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any plumbing equipment and/or appliances or any other plumbing work regulated by this Code within the City.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive requirement or section governs. Where there is a conflict between a general requirement and a specific requirement, the specific requirement applies. In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations governs.

Appendix I contains a list of recommended equipment standards and is intended to serve only as a guide.

- e. Section 102.0 is amended in its entirety to read as follows:

SECTION 102.0 ORGANIZATION AND ENFORCEMENT

1. **102.1 Building and Safety Division.** A division in the City Department of Planning is established, to be known and designated as the Building and Safety Division.

2. **102.2 Powers and Duties of the Building Official**

(a) **102.2.1 General.** The Building Official is authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the Building Official has the powers of a police officer.

The Building Official has the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations must conform with the intent and purpose of this Code.

(b) **102.2.2** The Building Official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

(c) **102.2.3 Deputies.** With the approval of the City Council, the Building Official may appoint such number of officers, inspectors, plans examiners and assistants, and other employees as may be authorized from time to time. The Building Official may deputize such employees as may be necessary to carry out the functions of the Building and Safety Division.

(d) **102.2.4 Right of Entry**

(1) **102.2.4.1** Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the Building Official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition which makes such building, structure or premises hazardous, unsafe or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the Building Official or an authorized

representative is authorized to enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the Building Official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises are occupied, the Building Official must first present proper credentials to the occupant and request entry explaining the reasons therefore and (2) if such premises are unoccupied, the Building Official must first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be obtained because the owner or other person having charge or control of the premises cannot be found after due diligence or if entry is refused, the Building Official or an authorized representative has recourse to every remedy provided by law to secure lawful entry and inspect the premises.

- (2) **102.2.4.2** Notwithstanding the foregoing, if the Building Official or an authorized representative has reasonable cause to believe that the building, structure or premises is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the Building Official has the right to immediately enter and inspect such premises and may use any reasonable means required to effect such entry and make such inspection, whether such premises is occupied or unoccupied and whether or not permission to inspect has been obtained. If the premises are occupied, the Building Official must first present credentials to the occupant and demand entry.
- (3) **102.2.4.3** No person may fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the Building Official or an authorized representative to make any inspection provided for by Section 102.2.4.2. Any person violating this section is guilty of a misdemeanor and subject to the same penalties prescribed in Section 102.3.3.

3. **102.2.5 Stop Work Orders.** Whenever any plumbing work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the

enforcement of this Code, the Building Official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons must forthwith stop such work until authorized by the Building Official to proceed with the work.

4. **102.2.6 Use Violations.** Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the Building Official may order such use discontinued. Such person must immediately discontinue the use. The use must remain discontinued until the non-complying condition has been corrected, and inspection and approval has been obtained from the Building Official. Permits must be issued where required by this Code.
5. **102.2.7 Existing Equipment, Appliances and Fixtures.** Existing equipment, appliances and/or fixtures lawfully installed before the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.
6. **102.2.8 Dangerous Construction, Equipment, Appliances and Fixtures.** Whenever it is brought to the attention of the Building Official that any construction, equipment, appliances and/or fixtures regulated by this Code is dangerous, unsafe, or a menace to life, health or property or is in violation of this Code, the Building Official has the authority to make an investigation. The Building Official has the authority to order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter, change, remove, or demolish same, as he/she, in his/her discretion, may consider necessary for the protection of life, health or property.
7. **102.2.9 Modifications.** Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Building Official may grant modifications for individual cases, provided the Building Official must first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations and that such modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications must be recorded and entered in the files of the City. The decision of the Building Official is final.

A written application for the granting of such modifications must be submitted together with a filing fee established by resolution of the City Council.

8. **102.2.10 Alternate Materials and Methods of Construction.**

The provisions of this Code, and relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved. The Building Official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

The Building Official must require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternative material or method of construction. The decision of the Building Official is final.

A written application for use of an alternate material or method of construction must be submitted together with a filing fee established by resolution of the City Council.

9. **102.2.11 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the Building Official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent.

Test methods must be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the Building Official must determine the test procedure.

10. **102.2.12 Cooperation of Other Officials.** The Building Official may request, and must receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.

11. **102.2.13 Service.** Whenever this Code requires a notice to be served by personal service or by registered or certified mail, it will be deemed a reasonable effort has been made to

serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record of the County Recorder and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service must be by posting a copy of the notice on the building or structure or at the premises.

- f. Section 102.3 is amended in its entirety to read as follows:

SECTION 102.3 VIOLATIONS AND PENALTIES

1. **102.3.1 Compliance with Codes.** It is unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert or maintain any equipment or appliances, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.
2. **102.3.2 Violation.** It is unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.
3. **102.3.3 Penalty.** Any person violating any of the provisions of this Code is subject to the provisions of the Bellflower Municipal Code.
4. **102.3.4 Work without Permit.** Whenever any work has commenced without a permit as required by the provisions of this Code, a special investigation must be made before the issuance of the permit. An investigation fee must be collected for each permit so investigated to determine the scope of the work performed. The investigation fee must be equal to the cost of the required permit. The payment of the investigation fee does not exempt any person from compliance with all other provisions of this Code or from any other penalty prescribed by law.

- g. Section 102.4 is added in its entirety to read as follows:

SECTION 102.4 AMENDMENTS TO ORDINANCES

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

- h. Section 102.5 is added in its entirety to read as follows:

SECTION 102.5 VALIDITY

If any section, sentence, clause or phrase of this Code, for any reason, held to be invalid, such decision will not affect the validity of the remaining portions of the Code. The City Council declares that

it would have adopted this Code and each section, clause or phrase thereof, irrespective of the fact that any one of more sections, sentences, clauses and phrases are declared invalid.

- i. Section 103 is amended in its entirety to read as follows:

SECTION 103 PLUMBING PERMIT REQUIREMENTS

1. **103.1 Plumbing Permit Required.** No person may erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, to any plumbing equipment or fixtures without first obtaining a plumbing permit from the Building Official. A Plumbing Permit is required for any installation, alteration, reconstruction or repair of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping (potable or non-potable but which is connected to a potable water source) or gas piping located within or on any building, structure or premises.

Exceptions:

- (a) Clearing of stoppages and stopping of leaks which do not involve the replacement of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping or gas piping.
- (b) Change of plumbing fixtures which do not involve the replacement of either the trap or shutoff valves; to include, residential toilets, residential bathroom hand sinks, and residential kitchen sinks.
- (c) Connection of any appliance approved for and intended to be connected by flexible gas piping to a gas shutoff valve which was previously permitted and inspected under a valid plumbing permit.

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

The issuance of a permit without first requiring a plan review does not prevent the Building Official from requesting plans deemed necessary to verify that the work performed under such permit complies with this

Code and all relevant laws, ordinances, rules and regulations.

2. **103.2 Permit Applicant Requirements.** An applicant for a plumbing permit where the work, including labor and materials, exceeds five hundred dollars (\$500) in value must be a licensed contractor or owner-builder. A permit may only be issued to such contractor or owner-builder where the work authorized under any such permit is performed by the person to whom the permit is issued, or as otherwise permitted by law.
3. **103.3 Application for Permit.** To obtain a permit, the applicant must first file an application therefore furnished by the City for that purpose. Each such application must:
 - (a) Identify and describe the work to be covered by the permit for which application is made.
 - (b) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.
 - (c) Be accompanied by plans and calculations as required in Section 101.3.
 - (d) Give such other information as reasonably may be required by the Building Official.
4. **103.4 Issuance.** The Building Official must issue a permit to the applicant for the work described in the application and plans filed therewith when the Building Official is satisfied that all of the following items comply:
 - (a) The work described conforms to the requirements of this Code, and all relevant laws, ordinances, rules and regulations.
 - (b) The fees specified by resolution of the City Council have been paid.
 - (c) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the Building Official issues the permit, the Building Official must endorse in writing or stamp on both sets of plans "REVIEWED FOR CODE

COMPLIANCE ONLY.” Such stamped plans may not be changed, modified or altered without authorization from the Building Official, and all work must be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans must not be construed to be a permit for, or an approval of, any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit must not be deemed to certify that the site of the described work is safe.

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

5. **103.5 Permit Validity.** The issuance or granting of a permit or approval of plans and calculations must not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations is valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit based on plans and calculations does not prevent the Building Official from thereafter requiring the correction of errors in such plans and calculations or from preventing building operations being carried on there under when in violation of this Code, relevant laws, ordinances, rules and regulations.

6. **103.6 Expiration of Permit - General.** Every plumbing permit issued for property within the City of Bellflower expires by limitation and become null and void as follows:

- (iii) Every permit issued by the Building Official under the provisions of this Code expires by limitation and become null and void unless work authorized by such permit is commenced within 180 calendar days from the issuance date of such permit. If work authorized by such permit is commenced within 180 calendar days from the issuance date, such permit expires by limitation and become null and void 180 calendar days after the date of the last successful inspection. Before permit expiration and upon a showing of good cause by the permit holder in writing, the Building Official may extend a permit for a period not

exceeding 180 calendar days. In no event may any permit be extended, nor may any permit be valid, for any period exceeding three (3) years from the original date of issuance.

- (ii) In the event of permit expiration and before work for which such permit was required can be commenced or recommenced, a new permit must first be obtained (hereafter, a "renewal permit"). The applicant must pay all applicable renewal fees, in the amount then established by resolution of the City Council. If a renewal permit is applied for, the Building Official has the discretion to request a site inspection before its issuance and a miscellaneous inspection fee must be paid by the applicant before inspection. The inspection fee must be as specified by resolution of the City Council. In addition, the applicant may be required to resubmit plans and specifications, when deemed necessary by the Building Official to verify compliance with the building codes, ordinances, regulations, standards, and laws in effect at the time the renewal permit is applied for.
- (iii) Upon issuance of a renewal permit, the Building Official may allow the applicant to commence or recommence such work from the last successful inspection of record under the original permit. When an expired building permit includes expired sub-permits, activation of the renewal permit activates all subsequent expired sub-permits. All work to be performed under a renewal permit must be completed in accordance with the building codes, ordinances, regulations, standards, and laws in effect on the date of issuance of the renewal permit.

- 7. **103.7 Permit Suspension or Revocation.** The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.

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

8. **103.8 Cancellation of Permit by Applicant.** If no portion of the work or construction covered by a permit issued by the Building Official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the Building Official with a request that such permit be cancelled. Only the person to whom such permit was issued can request cancellation of a permit. The Building Official must thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant."
9. **103.9 Transfer of Permit by Applicant.** When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit must be given where deemed appropriate by the Building Official and new fees must be paid as required by ordinance or resolution.

j. A new section 104 is added in its entirety to read as follows:

SECTION 104 INSPECTIONS

1. **104.1 General.** All new plumbing work for which a permit is required is subject to inspection by the Building Official and all such work must remain accessible and exposed for inspection purposes until approved by the Building Official. All new plumbing work, and such portions of existing systems as may be affected by new work, or any changes, must be inspected by the Building Official to insure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.

No work may be approved by the Building Official which was not completely verified. Partial or spot inspections may not be performed by the building official, nor may partial or spot inspection be used as a justification for approving any required inspection.

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

The permit applicant must cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the City are liable for any expense entailed in the removal or replacement of any material required to allow inspection.

The permit applicant must provide access for the inspector to the area of work. Access may include, without limitation, ladders, scaffolding, catwalks and lifts. The permit applicant must maintain a safe access path for the inspector to the area of work. Safety precautions may include, without limitation, handrails, guardrails and safety harnesses. All components of the access path must be securely anchored in place. The plumbing inspector has the right to refuse to make any inspection in an area which does not have an access path deemed safe for use by the plumbing inspector. The permit applicant must make any necessary improvements to the access path to allow inspection by the plumbing inspector.

The permit applicant must protect all existing construction from damage caused during inspection. Neither the Building Official nor the City are liable for any expense entailed in the removal or replacement of any material damaged during the course of inspection.

2. **104.2 Inspection Requests.** The person doing the work authorized by a permit must notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the Building Official.

The person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations must provide access to and means for inspection of such work.

3. **104.3 Special Inspections.** Special inspections may be required by the Building Official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, must be accomplished by the means set forth in the City of Bellflower Building Code.

4. **104.4 Required Approvals.** No work may be done beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. The Building Official, upon notification, must make the requested inspections and must either indicate in writing that the work appears to comply as completed, or must notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules, or regulations. Any work which does not comply must be corrected and such work must not be covered or concealed until authorized by the Building Official.

There must be a final inspection and approval of all work when completed and ready for occupancy.

5. **104.5 Testing of Systems.** All testing must be conducted in the presence of the Building Official. Joints and connections in the systems must be gastight and watertight for pressures required by test. Water piping must be tested as follows: Upon completion of a section of the entire hot and cold water supply system, it must be tested and proved tight under a water pressure not less than the working pressure under which it is to be used. The water used for tests must be obtained from a potable source of supply. A fifty (50 pound per square inch air pressure test may be substituted for the water test. In either method of test, the piping must withstand the test without leaking for a period of not less than fifteen (15) minutes.

In cases where it would be impractical to provide the aforementioned water or air tests, or for minor installations and repairs, the Building Official may make such inspection as deemed advisable in order to be assured that the work has been performed in accordance with the intent of this Code.

Protectively coated pipe must be inspected and repaired in accordance with IAPMO Installation Standard IS-13.

6. **104.6 Gas Utility Release.** When deemed appropriate by the Building Official, gas utility may be released. Release of gas utility may be done before building final for testing and inspection purposes. The Building Official must retain the right to revoke the release of gas utility for just cause, and may have the gas utility disconnected at the earliest availability of the utility purveyor.

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

7. **104.7 Authority to Disconnect Utilities.** The Building Official is authorized and empowered to cause or order the disconnection or discontinuance of utility service to a building, structure, premises, system, equipment, fixture, or device that is regulated by this Code or by the referenced codes and standards set forth in Section 101.4, or elsewhere in the Bellflower Municipal Code (i) when necessary to eliminate or mitigate an immediate hazard to life, health, safety, or property; or, (ii) when such building, structure, system, equipment, fixture, or device, or any utility service thereto, has been installed, equipped, altered, or used without requisite approvals, permits, or inspections

The Building Official must attempt to notify the serving utility, and wherever possible the owner and occupant of the building, structure, premises, system, equipment, fixture, or device, of the decision to disconnect before taking such action; provided that the Building Official may dispense with any attempt at prior notification if, in the sole discretion of the Building Official, the nature or severity of the hazard justifies such inaction. If not notified before disconnecting, the Building Official must notify the owner or occupant of the building, structure, premises, system, equipment, fixture, or device in writing of the disconnection as soon as practical thereafter.

The utility service must remain disconnected or discontinued until the Building Official releases the utility service. The Building Official may not release the utility service until (i) the imminent hazard has been abated or eliminated; or (ii) all requisite approvals, permits, and inspections have been obtained for the building, structure, system, equipment, fixture, or device, or any utility service thereto.

- k. A new section 105 is added in its entirety to read as follows:

SECTION 105 FEES AND REFUNDS

1. **105.1 Fees.** All permit fees must be in the amount then established by resolution of the City Council. All permit fees

must be paid at the time of the initial plan review submittal or when plan review is not required, at the time of permit issuance.

2. **105.2 Permit Refunds.** In the event that an applicant has submitted for plan review or obtained a permit and no portion of the review, work, or construction covered by such permit has been commenced, the applicant may submit a written request to the Building Official requesting a refund of permit fees. The request must be submitted within one year from the date of cancellation or expiration of the permit. The Building Official may refund all or a portion of the permit fees to the applicant.

In addition to the definitions specified in sections 203 through 228, the following certain terms, phrases, words and their derivatives must be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine. In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions must govern and be applicable.

1. **BUILDING AND SAFETY DIVISION or BUILDING DEPARTMENT** means the Building and Safety Division of the City Department of Planning.
2. **BUILDING OFFICIAL** means the Director of Planning or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.
3. **CHIEF PLUMBING INSPECTOR** means the Building Official
4. **NONINSPECTED WORK** means any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any plumbing equipment, appliances and/or fixtures or any other plumbing work regulated by this Code within the City without first obtaining inspection by and approval of the Building Official.”

SECTION 6: Chapter 15.16 of the BMC is amended in its entirety to read as follows:

“CHAPTER 15.16

MECHANICAL CODE

15.16.010 Mechanical Code - Adopted by Reference; Where Filed

California Code of Regulations Title 24, Part 4 (the 2016 California Mechanical Code) with amendments, is adopted by reference as the Mechanical Code of the City of Bellflower.

In accordance with California Government Code Section 50022.6, one (1) copy of the 2016 California Mechanical Code must remain on file with the Building Official within the Department of Planning and must be at all times maintained by the Building Official for use and examination by the public.

15.16.020 Amendments

The 2016 California Mechanical Code is amended as follows:

Chapter 1 Division II, Administration, Sections 101 through 117 and Chapter 2 Sections 204, 205, 210 and 216 of California Code of Regulations Title 24, Part 4 (the 2016 California Mechanical Code), adopted as part of the Mechanical Code of the City of Bellflower, are amended, deleted or added to as follows:

- a. Section 101 is amended in its entirety to read as follows:

SECTION 101- TITLE. California Code of Regulations Title 24, Part 4 (the 2016 California Mechanical Code) as adopted and amended by the City will be known as the City of Bellflower Mechanical Code, may be cited as such, and will be referred to herein as this Code.

- b. Section 102 is amended in its entirety to read as follows:

SECTION 102 - PURPOSE AND INTENT. The purpose of this Code is to provide minimum standards to safeguard public health, safety and general welfare by regulating the design, construction, installation, quality of materials, location, operation and maintenance of equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.

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

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

- c. Section 103 is amended in its entirety to read as follows:

SECTION 103 - SCOPE. The provisions of this Code apply to the erection, alteration, installation, repair, movement, improvement, removal connection or conversion of any mechanical equipment and/or appliances or any other mechanical work regulated by this Code within the City. Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive section or requirement governs. Where there is a conflict between a general requirement and a specific requirement, the specific requirement applies.

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

Chapter 17 contains a list of recommended equipment standards and is intended to serve only as a guide.

- d. Section 104 is amended in its entirety to read as follows:

SECTION 104 - VIOLATIONS AND PENALTIES

104.1 Compliance with Codes. It is unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

104.2 Violation. It is unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

104.3 Penalty. Any person, firm or corporation violating any of the provisions of this Code is subject to the provisions of the Bellflower Municipal Code.

104.4 Work without Permit. Whenever any work has commenced without a permit as required by the provisions of this Code, a special investigation must be made before the issuance of the permit. An investigation fee must be collected for each permit so investigated to determine the scope of the work performed. The investigation fee must be equal to the cost of the required permit. The payment of the investigation fee does not exempt any person from compliance with all other provisions of this Code or from any other penalty prescribed by law.

- e. Section 105 is amended in its entirety to read as follows:

SECTION 105 - ORGANIZATION AND ENFORCEMENT

105.1 Building and Safety Division. A division in the City Department of Planning is established, to be known and designated as the Building and Safety Division.

105.2 Powers and Duties of the Building Official

105.2.1 General. The Building Official is authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the Building Official has the powers of a police officer.

The Building Official has the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations must conform with the intent and purpose of this Code.

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

105.2.3 Deputies. With the approval of the City Council, the Building Official may appoint such number of officers, inspectors, plans examiners and assistants, and other employees as may be authorized from time to time. The Building Official may deputize such employees as may be necessary to carry out the functions of the Building and Safety Division.

105.2.4 Right of Entry

105.2.4.1 Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the Building Official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition which makes such building, structure or premises hazardous, unsafe or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the

Building Official or an authorized representative is authorized to enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the Building Official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises is occupied, the Building Official must first present proper credentials to the occupant and request entry explaining the reasons therefore and (2) if such premises is unoccupied, the Building Official must first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be obtained because the owner or other person having charge or control of the premises cannot be found after due diligence or if entry is refused, the Building Official or an authorized representative has recourse to every remedy provided by law to secure lawful entry and inspect the premises.

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

105.2.4.3 No person may fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the Building Official or an authorized representative to make any inspection provided for by Section 105.2.4.2. Any person violating this section is guilty of a misdemeanor and subject to the same penalties prescribed in Section 104.3.

105.3 Stop Work Orders. Whenever any mechanical work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the Building Official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and

any such persons must forthwith stop such work until authorized by the Building Official to proceed with the work.

105.4 Use Violations. Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the Building Official may order such use discontinued, such person must immediately discontinue the use. The use must remain discontinued until the non-complying condition has been corrected, and inspection and approval has been obtained from the Building Official. Permits must be issued where required by this Code.

105.6 Existing Equipment and Appliances. Existing equipment and/or appliances lawfully installed before the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

105.7 Dangerous Construction, Equipment and Appliances. Whenever it is brought to the attention of the Building Official that any construction or equipment regulated by this Code is dangerous, unsafe, or a menace to life, health or property or is in violation of this Code, the Building Official has the authority to make an investigation. The Building Official has the authority to order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter change remove or demolish same, as he, in his/her discretion may consider necessary for the protection of life, health or property.

105.8 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Building Official may grant modifications for individual cases, provided the Building Official must first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations and that such modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications must be recorded and entered in the files of the City. The decision of the Building Official is final.

A written application for the granting of such modifications must be submitted together with a filing fee established by resolution of the City Council.

105.9 Alternate Materials and Methods of Construction.

The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.

The Building Official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, and in relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The decision of the Building Official is final.

A written application for use of an alternate material or method of construction must be submitted together with a filing fee established by resolution of the City Council.

105.10. Tests. Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the Building Official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent. Test methods must be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the Building Official must determine the test procedure.

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

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

cannot be made at the listed address, the service must be by posting a copy of the notice on the building or structure or at the premises.

- f. Section 106 is amended in its entirety to read as follows:

SECTION 106 - AMENDMENTS TO ORDINANCES

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

- g. Section 107 is amended in its entirety to read as follows:

SECTION 107 - VALIDITY

If any section, sentence, clause or phrase of this Code is, for any reason, held to be invalid, such decision will not affect the validity of the remaining portions of this Code. The City Council declares that it would have adopted this Code, and each section, clause or phrase thereof, irrespective of the fact that any one of more sections, sentences, clauses and phrases are declared invalid.

- h. Section 108 is amended in its entirety to read as follows:

SECTION 108 - MECHANICAL PLAN REQUIREMENTS

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

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

- (a) To verify compliance with State energy requirements when such information is not shown completely on the building plans;
- (b) Installations where the aggregate BTU input capacity for either comfort heating or comfort cooling is more than 500,000 BTU;
- (c) Type I or Type II commercial hoods;

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

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

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

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

108.3 Information Required on Mechanical plans. Plans must be drawn to scale upon substantial paper or other material suitable to the Building Official, must clearly indicate the nature and scope of the work proposed, and must show in detail that the proposed construction will conform to the

provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans must give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the Building Official, the mechanical plans must indicate the following:

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

Plans for buildings of all occupancies must indicate how required fire-resistive integrity will be maintained where a penetration will be made for mechanical piping and similar systems.

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

108.4 Deferred Submittals. For the purposes of this section, deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the Building Official within a specified period.

Deferral of any submittal items must have prior approval of the Building Official. The engineer of record must list the deferred submittals on the plans and must submit the deferred submittal documents for review by the Building Official.

Submittal documents for deferred submittal items must be submitted to the engineer of record who must review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred submittal items may not be installed until their design and submittal documents have been approved by the Building Official.

108.5 Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the Building Official.

When requested in writing by the applicant and before the expiration of the plan check application, the Building Official may extend the time for action by the applicant. The time for action by the applicant may not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review must also be paid to the Building Official for enforcement of any requirements which were subsequently amended to the Code in effect at the time of application.

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

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

- i. Section 109 is amended in its entirety to read as follows:

SECTION 109 - MECHANICAL PERMIT REQUIREMENTS

109.1 Mechanical Permit Required. No person may erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, any mechanical equipment without first obtaining a mechanical permit from the Building Official.

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

109.2 Work Exempted From Mechanical permit. A mechanical permit is not required for the following:

- (a) Installation of portable appliances or equipment used for heating ventilating, or cooling (refrigeration or evaporative) which does not require either a Building Permit or an Electrical Permit to install;
- (b) Repair or replacement of steam, hot, or chilled water piping, and refrigeration piping which were previously permitted and inspected under a valid mechanical permit;
- (c) Repair or replacement of components to a refrigeration system which were previously permitted and inspected under a valid Mechanical permit.
- (d) Repair or replacement of any component, part or assembly of an appliance which does not alter its original approval and complies with the other applicable requirements of this Code;
- (e) Any unit refrigerating system.

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

109.3 Permit Applicant Requirements. An applicant for mechanical permit where the work, including labor and materials, exceeds five hundred dollars (\$500) in value must be a licensed contractor or owner builder. A permit may only be issued to such contractor or owner builder where the work authorized under any such permit is performed by the person to whom the permit is issued, or as otherwise permitted by law.

109.4 Application for Permit. To obtain a permit, the applicant must first file an application furnished by the City for that purpose. Each such application must:

- (a) Identify and describe the work to be covered by the permit for which application is made.
- (b) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.
- (c) Be accompanied by plans and calculations as required in Section 108.

109.5 Issuance. The Building Official must issue a permit to the applicant for the work described in the application and plans filed therewith when the Building Official is satisfied that all of the following items comply:

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

When the Building Official issues the permit, the Building Official must endorse in writing or stamp on both sets of plans "REVIEWED FOR CODE COMPLIANCE ONLY". Such stamped plans must not be changed, modified or altered without authorization from the Building Official, and all work must be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans must not be construed to be a permit for, or an approval of, any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit must not be deemed to certify that the site of the described work is safe.

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

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

The issuance of a permit based on plans and calculations does not prevent the Building Official from thereafter requiring the correction of errors in such plans and calculations or from preventing building operations being carried on there under when in violation of this Code, relevant laws, ordinances, rules and regulations.

109.7 Expiration of Permit - General. Every mechanical permit issued for property within the City of Bellflower expires by limitation and become null and void as follows:

- (iv) Every permit issued by the Building Official under the provisions of this Code expires by limitation and

become null and void unless work authorized by such permit is commenced within 180 calendar days from the issuance date of such permit. If work authorized by such permit is commenced within 180 calendar days from the issuance date, such permit expires by limitation and become null and void 180 calendar days after the date of the last successful inspection. Before permit expiration and upon a showing of good cause by the permit holder in writing, the Building Official may extend a permit for a period not exceeding 180 calendar days. In no event may any permit be extended, nor may any permit be valid, for any period exceeding three (3) years from the original date of issuance.

- (ii) In the event of permit expiration and before work for which such permit was required can be commenced or recommenced, a new permit must first be obtained (hereafter, a "renewal permit"). The applicant must pay all applicable renewal fees, in the amount then established by resolution of the City Council. If a renewal permit is applied for, the Building Official has the discretion to request a site inspection before its issuance and a miscellaneous inspection fee must be paid by the applicant before inspection. The inspection fee must be as specified by resolution of the City Council. In addition, the applicant may be required to resubmit plans and specifications, when deemed necessary by the Building Official to verify compliance with the building codes, ordinances, regulations, standards, and laws in effect at the time the renewal permit is applied for.

- (v) Upon issuance of a renewal permit, the Building Official may allow the applicant to commence or recommence such work from the last successful inspection of record under the original permit. When an expired building permit includes expired sub-permits, activation of the renewal permit activates all subsequent expired sub-permits. All work to be performed under a renewal permit must be completed in accordance with the building codes, ordinances, regulations, standards, and laws in effect on the date of issuance of the renewal permit.

109.8 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the Building Official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the Building Official with a request that such permit be cancelled. Only the person to whom such permit was issued can

request cancellation of a permit. The Building Official must thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit is null and void and of no effect.

109.9 Transfer of Permit by Applicant. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit must be given where deemed appropriate by the Building Official and new fees must be paid as required by resolution of the City Council.

- j. Section 110 is amended in its entirety to read as follows:

SECTION 110 FEES

110.1 Fees. All permit fees must be in the amount then established by resolution of the City Council. All permit fees must be paid at the time of the initial plan review submittal or when plan review is not required, at the time of permit issuance.

- k. Section 111 is amended in its entirety to read as follows:

SECTION 111 REFUNDS

111.2 Permit Refunds. In the event that an applicant has submitted for plan review or obtained a permit and no portion of the review, work, or construction covered by such permit has been commenced, the applicant may submit a written request to the Building Official requesting a refund of permit fees. The request must be submitted within one year from the date of cancellation or expiration of the permit. The Building Official may refund all or a portion of the permit fees to the applicant.

- l. Section 112 is amended in its entirety to read as follows:

SECTION 112 INSPECTIONS

112.1 General. All new mechanical work for which a permit is required is subject to inspection by the Building Official and all such work must remain accessible and exposed for inspection purposes until approved by the Building Official. All new mechanical work, and such portions of existing systems as may be affected by new work, or any changes, must be inspected by the Building Official to insure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.

No work may be approved by the Building Official which was not completely verified. Partial or spot inspections may not be performed by the Building Official, nor may partial or spot inspection be used as a justification for approving any required inspection.

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

The permit applicant must cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the City are liable for any expense entailed in the removal or replacement of any material required to allow inspection.

The permit applicant must provide access for the inspector to the area of work. Access may include, without limitation, ladders, scaffolding, catwalks and lifts. It must be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, without limitation, handrails, guardrails and safety harnesses. All components of the access path must be securely anchored in place. The mechanical inspector has the right to refuse to make any inspection in an area which does not have an access path deemed safe for use by such mechanical inspector. The permit applicant must make any necessary improvements to the access path to allow inspection by the mechanical inspector.

The permit applicant must protect all existing construction from damage caused during inspection. Neither the Building Official nor the City are liable for any expense entailed in the removal or replacement of any material damaged during the course of inspection.

112.2 Inspection Requests. The person doing the work authorized by a permit must notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the Building Official.

The person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations must provide access to and means for inspection of such work.

112.3 Special Inspections. Special inspections may be required by the Building Official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, must be accomplished by the means set forth in the City of Bellflower Building Code.

112.4 Required Approvals. No work may be done beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. The Building Official,

upon notification, must make the requested inspections and must either indicate in writing that the work appears to comply as completed, or must notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work which does not comply must be corrected and such work must not be covered or concealed until authorized by the Building Official.

There must be a final inspection and approval of all work when completed and ready for occupancy.

- m. Sections 113 through 117 are deleted.
- n. In addition to the definitions specified in sections 204, 205, 210 and 216, the following certain terms, phrases, words and their derivatives must be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.

In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions govern and are applicable.

- 1. **BUILDING AND SAFETY DIVISION or BUILDING DEPARTMENT** means the Building and Safety Division of the City Department of Planning.
- 2. **BUILDING OFFICIAL** means the Director of Planning or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.
- 3. **CHIEF MECHANICAL INSPECTOR** means the Building Official.

NONINSPECTED WORK means any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any mechanical equipment and/or appliances or any other mechanical work regulated by this Code within the City without first obtaining inspection by and approval of the Building Official.”

SECTION 7: Chapter 15.40 of the BMC is amended in its entirety to read as follows:

“CHAPTER 15.40

FIRE CODE

15.40.010 Fire Code – Adopted by Reference; Where Filed

- a. Title 32 of the Los Angeles County Code (the 2016 Los Angeles County Fire Code), as adopted and amended by the County of Los Angeles is adopted by reference as the Fire Code of the City of Bellflower.
- b. In accordance with California Government Code Section 50022.6, one (1) copy of the Los Angeles County Ordinance and the 2016 Los Angeles County Fire Code must remain on file with the Building Official within the Department of Planning and must be at all times maintained by the Building Official for use and examination by the public.

15.40.020 Amendments

- a. Subsection 101.1 is amended in its entirety to read as follows:

101.1 Title. Title 32 of the Los Angeles County Code (the Los Angeles County Fire Code) as adopted and amended by the City of Bellflower, may be cited as such, and will be referred to herein as this Code.

- b. Subsection 103.2 is deleted in its entirety.
- c. An exception to Subsection 503.2.1 is added to read as follows:

EXCEPTION: For Group R and U Occupancies on lots with a street frontage of 60 feet or less, fire apparatus access road width need not exceed 20 feet where all of the following conditions are met:

- 1) The lot contains less than 10 dwelling units;
- 2) No construction is located more than 300 feet from the public right-of way providing fire department access.
- 3) There is a single driveway;
- 4) No construction exceeds two stories in height;
- 5) The driveway must be labeled "FIRE LANE" on the building plans and on the subdivision map where submitted;
- 6) The entrance to the driveway and at intervals not to exceed 150 feet must be posted as "NO PARKING – FIRE LANE" in letters not less than 3 inches in height;
- 7) The slope of the driveway must not exceed 15 percent at any location."

SECTION 8: Chapter 15.56 of the BMC is amended in its entirety to read as follows:

“CHAPTER 15.56

ENERGY CODE

15.56.010 Energy Code – Adopted by Reference; Where Filed

California Code of Regulations Title 24, Part 6 (the 2016 California Energy Code) is amended and adopted by reference as the Green Building Standards Code of the City of Bellflower.

In accordance with California Government Code Section 50022.6, one (1) copy of the Los Angeles County Ordinance and the 2016 California Energy Code must remain on file with the Building Official within the Department of Planning and must be at all times maintained by the Building Official for use and examination by the public.”

SECTION 9: Chapter 15.60 of the BMC is amended in its entirety to read as follows:

“CHAPTER 15.60

RESIDENTIAL CODE

15.60.010 Residential Code - Adopted by Reference; Where Filed

Chapters 1 through 10, 44, and Appendix Chapters **A, B, C, G, H, I, J, K, AND P** of California Code of Regulations Title 24, Part 2.5 (the 2016 California Residential Code) are adopted by reference as the Residential Code of the City of Bellflower.

In accordance with California Government Code Section 50022.6, one (1) copy of the chapters and appendices must remain on file with the Building Official within the Department of Planning and must be at all times maintained by the Building Official for use and examination by the public.

15.60.020 Amendments

- a. Division II Chapter 1, Administration is amended as follows:
 1. Section R101 is amended to read as follows:

SECTION R101 - TITLE, PURPOSE, INTENT AND SCOPE

R101.1 Title. Chapters 1 through 10, 44, and Appendix Chapters **A, B, C, G, H, I, J, K, AND P** of California Code of Regulations Title 24, Part 2.5 (the 2016 California Residential Code), as adopted and amended by the City, will be known as the Residential Code of the City of Bellflower, and may be cited as such. References to “this Code” contained in any provision enacted by Chapter 15.60 of the Bellflower Municipal Code refer to the Residential Code of the City of Bellflower.

R101.2. Purpose and Intent. The purpose of this Code is to provide minimum standards to safeguard public health, safety and general welfare by regulating the design, construction, installation, quality of materials, use and occupancy, location, operation and maintenance of buildings, structures, equipment and appliances and grading as specifically set forth herein and to provide safety to firefighters and emergency responders during emergency operations. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.

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

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

R101.3. Scope. The provisions of this Code apply to the erection, construction, enlargement, alteration, installation, reconstruction, repair, movement, improvement, connection, conversion, demolition, and use of any one and two family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress and their accessory structures or premises, or portion thereof, including grading.

The provisions of this Code do not apply to work located primarily in a public way other than pedestrian protection structures required by Chapter 33 of the California Building Code; any work exempted by Section R105.2; or minor work of negligible hazard to life specifically exempted by the Building Official.

Additions, alterations, repairs, and changes of use or occupancy in any one and two family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress and their accessory structures must comply with the provisions for new buildings and structures in accordance with Chapter 34 of the California Building Code.

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

R101.4 Referenced Codes. The other codes listed in Sections R101.4.1 through R101.4.7 and referenced elsewhere in this Code must be considered part of the requirements of this Code to the prescribed extent of each such reference.

R101.4.1 Electrical. The provisions of the Electrical Code of the City of Bellflower apply to the installation of electrical systems including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

R101.4.2 Gas. The provisions of the Mechanical Code of the City of Bellflower apply to the installation of gas piping from the point of delivery, gas appliances and related accessories covered in this Code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

R101.4.3 Mechanical. The provisions of the Mechanical Code of the City of Bellflower apply to the installation, alteration, repair and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

R101.4.4 Plumbing. The provisions of the Plumbing Code of the City of Bellflower apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system, and apply to private sewage disposal systems.

R101.4.5 Fire Prevention. The provisions of the Fire Code of the City of Bellflower apply to matters affecting or relating to structures, processes and premises from (i) the hazard of fire and explosion arising from storage, handling or use of structures, materials or devices, (ii) conditions hazardous to life, property or public welfare in the occupancy of structures or premises, and (iii) the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

R101.4.6 Energy. The provisions of the Energy Code of the City of Bellflower apply to all matters governing the design, alteration, and construction of buildings for energy efficiency.

R101.4.6 Exception: (OSHDPD 1, 2 and 4). Not required by OSHDPD.

R101.4.7 Green. The provisions of the Green Building Standards Code of the City of Bellflower apply to all matters governing the design and construction of buildings in regards to sustainable construction practices.

R101.4.8 Building. The provisions of the Building Code of the City of Bellflower apply to the erection, construction, enlargement, alteration, installation, reconstruction, repair, movement, improvement, connection, conversion, demolition, and use of any building, structure or premises, or portion thereof, and grading within the City.

2. Section R102 is deleted.
3. Section R103 is amended to read as follows:

SECTION R103 - BUILDING AND SAFETY DIVISION

R103.1 Building and Safety Division. A division in the Department of Planning is established, to be known and designated as the Building and Safety Division.

R103.2 Deputies. The Building Official has the authority to delegate his/her duties to other officers, agents and/or employees of the City. The Building Official may deputize such City officers, agents or employees as may be necessary to carry out the functions, procedures and policy of the Building and Safety Division. Any reference in this Code to performance by the Building Official must be deemed to include performance by such officer, agency and/or employee as has been delegated such duties by the Building Official.

4. Section R104 is amended to read as follows:

SECTION R104 - DUTIES AND POWERS OF THE BUILDING OFFICIAL

R104.1 General. The Building Official is authorized and directed to enforce all the provisions of this Code, or other relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, or other relevant laws, ordinances, rules and regulations. For such purposes, the Building Official has the powers of a police officer.

The Building Official has the power to render interpretations of this Code, and other relevant laws, ordinances, rules and regulations, and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations must conform with the intent and purpose of this Code.

R104.2 Application. The Building Official is authorized to make, interpret and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose and provisions of this Code.

R104.3 Right of Entry. Where it is necessary to make an inspection and enforce the provisions of this Code, or where the Building Official has reasonable cause to believe that there exists in a structure or upon premises a condition which is contrary to or in violation of this Code which makes the structure or premises unsafe, dangerous or hazardous, the

Building Official is authorized to enter the structure or premises at reasonable times to inspect or to impose the duties imposed by this Code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official must make reasonable effort to locate the owner or other person having charge of the structure or premises and request entry. If entry is refused, the Building Official has recourse to any remedy provided by law to secure entry. The provisions of this section must not be deemed to prohibit the Building Official from entering a structure or premises other than under the authority of this section when necessary for the immediate preservation of public health, safety, or welfare.

R104.4 Department Records. The Building Official must keep official records of applications received, permits and certificates issued, fees collected, technical reports, inspections, and notices and orders issued. Such records must be retained in the official records for the period required for retention of public records by law.

R104.5 Liability. City officers, agents and employees charged with the enforcement of this Code, while acting in good faith and without malice in the discharge of the duties required by this Code or other pertinent law or ordinance are not thereby liable personally.

R104.6 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Building Official may grant modifications for individual cases, provided the Building Official must first find that a special individual reason makes the strict letter of this Code, or other relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, or other relevant laws, ordinances, rules and regulations and that such modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications must be recorded and entered in the files of the City.

A written application for the granting of such modifications must be submitted together with a filing fee established by resolution of the City Council. The decision of the Building Official is final.

R104.7 Alternate Materials and Methods of Construction and Equipment. The provisions of this Code, or other relevant laws, ordinances, rules or regulations, are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.

The Building Official may approve any such alternate, provided that he/she finds that the proposed design is satisfactory and complies with the provisions of Chapter 15 of this Code and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, and in all other relevant laws, ordinances, rules and regulations, in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding use of such alternate.

A written application for use of an alternate material or method of construction must be submitted together with a filing fee established by resolution of the City Council. The decision of the Building Official is final.

R104.8 Used Materials and Equipment. The use of used materials and equipment which meet the requirements of this Code for new materials is permitted when approved by the Building Official.

R104.9 Identification. City officers, agents and employees must carry proper identification when inspecting structures or premises in the performance of duties under this Code.

R104.10 Cooperation of other Officials. The Building Official may request, and must receive, so far as may be necessary in the discharge of his/her duties, the assistance and cooperation of other officials of the City.

R104.11 Definitions. In additions to the definitions specified in Chapter 2 of this Code, the following certain terms, phrases, words and their derivatives must be construed as specified in this section. Terms, phrases and words used in any gender include the other genders.

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

BUILDING AND SAFETY DIVISION or BUILDING DEPARTMENT means the Building and Safety Division of the City Department of Planning.

BUILDING OFFICIAL means the Director of Planning or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

DEMOLITION or DEMOLISH includes the removal of the resulting debris from such demolition and the protection or filling of excavations exposed by such demolition as may be required by this Code, or other relevant laws, ordinances, rules and/or regulations.

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

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

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

ELECTRICAL CODE means the Electrical Code of the City of Bellflower.

FIRE CODE means the Fire Code of the City of Bellflower.

HEALTH CODE or LOS ANGELES COUNTY HEALTH CODE means the Health Code of the City of Bellflower.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT means either the City of Bellflower Public Works Department, unless in the opinion of the Director of Public Works, the term as used in a particular context refers to the Los Angeles County Flood Control District.

MECHANICAL CODE means the Mechanical Code of the City of Bellflower.

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

NEW CONSTRUCTION means any building or structure that has been renovated, altered, repaired, remodeled, improved, or added thereto or any combination thereof by more than 100 percent of the original building area or when the valuation of such improvements exceeds the current value of such building by more than 100 percent.

NONINSPECTED WORK means any erection, construction, enlargement, alteration, repair, movement, improvement, removal, connection, conversion, demolition, or equipping, for which a permit was first obtained, pursuant to Section R105, but which has progressed beyond the point indicated in an inspection which approved such work, including but not limited to inspections set forth in Section R109, without first obtaining inspection by and approval of the Building Official.

PLUMBING CODE means the Plumbing Code of the City of Bellflower.

ROAD COMMISSIONER means the City Engineer.

SUCCESSFUL INSPECTION means a required inspection (as set forth in Section R109.4.2 of this Code or elsewhere in this Code) in which work inspected was determined by the Building Official to meet all applicable minimum Code requirements and the inspection was approved and documented as successful.

STOP WORK ORDER means a written order issued by the Building Official requiring the immediate cessation of all work as a result of a

violation of applicable law or as a result of a dangerous, hazardous, or unsafe condition.

UN-PERMITTED STRUCTURE means any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required approval(s) and permit(s) having first been obtained from the Building Official, or pursuant to a permit which subsequently expired and became null and void before receiving final approval from the Building Official.

5. Section R105 is amended to read as follows:

SECTION R105 - BUILDING PERMIT REQUIREMENTS

R105.1 Building Permit Required. No person may erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, or equip any one and two family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress and their accessory structures, or portion thereof, or cause the same to be done, without first obtaining a separate permit for each such building or structure from the Building Official.

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

No person may install, alter, repair, move, improve, remove, connect any automatic fire-extinguishing system regulated by this Code, or cause the same to be done, without first obtaining a separate permit for each such building or structure from the Building Official.

All structures and devices installed in connection with any construction project for the protection of pedestrians, regardless of location, are subject to the permit requirements of this section.

R105.1.2 Work without Permit. Whenever any work has commenced without a permit as required by the provisions of this Code, a special investigation must be made before the issuance of the permit. An investigation fee must be collected for each permit so investigated to determine the scope of the work performed. The investigation fee must be equal to the cost of the required permit or as otherwise set by Council resolution. The payment of the investigation fee does not exempt any person from compliance with all other provisions of this Code or from any other penalty prescribed by law.

R105.2 Work Exempted From Building Permit. A building permit is not required for the following:

1. Work not regulated by the Building Code, except where deemed necessary by the Building Official to enforce other Federal and/or

State Laws, State disabled access requirements, or to enforce City ordinances or policies.

2. When approved by the Building Official in writing, minor work of negligible hazard to life provided the valuation does not exceed \$2,000.
3. Painting; wallpapering; installation of carpet, vinyl, tile and similar floor and wall coverings; cabinets, countertops, and repairing broken window glass not required by this Code to be safety or security glazing.
4. 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, the height of the structure from grade plane at any point to top of roof does not exceed 12 feet, with maximum roof projections not exceeding 12 inches. Roof projections must also comply with Section R302.1.
5. Chain-link, wrought-iron, and similar fences not over 8 feet in height.
6. Concrete or masonry block walls not over 4 feet in height and wood and similar fences not over 6 feet in height.
 - i. **Exception:** Wood and similar fences may be up to 8 feet in height if 60 percent or more of the fence is open and incapable of being loaded by wind.
7. Retaining walls not more than four feet in height measured from the bottom of the footing to the top of wall, unless supporting a surcharge or impounding flammable liquids.
8. Flagpoles not erected upon a building and not more than 15 feet high.
9. A tree house provided that:
 - a. The tree house does not exceed 64 square feet in area or 8 feet in height from floor to roof.
 - b. The ceiling height as established by door height or plate line does not exceed 6 feet.
10. Canopies or awnings attached to a Group R or U Occupancy and extending not more than 54 inches from the exterior wall of the building.
11. Temporary sheds, office or storage buildings, and other structures incidental to and work authorized by a valid permit during construction activities. Such structures must be removed upon

expiration of the permit or completion of the work covered by the permit.

12. Sidewalks, driveways and similar work.
13. Decks not exceeding 200 square feet in area that are not more than 30 inches above grade at any point, are not attached to a dwelling; do not serve the exit door required by Section R311.4, or over any basement or story below.
14. Prefabricated swimming pools and other bodies of water no more than 18 inches deep accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and the capacity does not exceed 5,000 gallons.
15. Playground equipment.
16. Detached membrane structures accessory to R-3 occupancies not regulated by California Code of Regulations Title 19, or exceeding 200 square feet in area, used exclusively for residential recreational purposes or as a cover for vehicles, and located in accordance with other City ordinances.

Unless otherwise exempted by the City of Bellflower Plumbing, Electrical or Mechanical Codes, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Exemption from the permit requirements of this Code must not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other law, ordinance, rule or regulation.

R105.2.1 Emergency Repairs. Where repairs or replacement must be performed in an emergency situation, the permit application must be submitted within the next working business day to the Building Official.

R105.3 Application for Permit. To obtain a permit, the applicant must first file an application form furnished by the City for that purpose. Each such application must:

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

5. State the valuation of the proposed work or, for grading, the volume of earth to be handled.
6. Give such other information as reasonably may be required by the Building Official.

R105.4 Issuance. The Building Official must issue a permit to the applicant for the work described in the application and plans filed therewith when the Building Official is satisfied that all of the following items comply:

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

When the Building Official issues the permit, the Building Official must endorse in writing or stamp on both sets of plans "REVIEWED FOR CODE COMPLIANCE ONLY". Such stamped plans must not be changed, modified or altered without authorization from the Building Official, and, except as otherwise required by law, all work must be done in accordance with the currently adopted Codes in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans must not be construed to be a permit for, or an approval of, any violation of any Federal, State, County or City laws or ordinances. The issuance of a permit must not be deemed to certify that the site of the described work is safe.

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

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

R105.5 Permit Validity. The issuance or granting of a permit or approval of plans and calculations must not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, or other relevant laws, ordinances, rules or regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, or other relevant laws, ordinances, rules or regulations is valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit based on plans and calculations does not prevent the Building Official from thereafter requiring the correction of

errors in such plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, or other relevant laws, ordinances, rules or regulations.

R105.6 Expiration of Permit. Except as set forth in Section R105.6.1, every permit issued for property within the City of Bellflower expires by limitation and become null and void as follows:

- (i) Every permit issued by the Building Official under the provisions of this Code expires by limitation and become null and void unless work authorized by such permit is commenced within 180 calendar days from the issuance date of such permit. If work authorized by such permit is commenced within 180 calendar days from the issuance date, such permit expires by limitation and become null and void 180 calendar days after the date of the last successful inspection. Before permit expiration and upon a showing of good cause by the permit holder in writing, the Building Official may extend a permit for a period not exceeding 180 calendar days. In no event may any permit be extended, nor may any permit be valid, for any period exceeding three (3) years from the original date of issuance.
- (ii) In the event of permit expiration and before work for which such permit was required can be commenced or recommenced, a new permit must first be obtained (hereafter, a "renewal permit"). The applicant must pay all applicable renewal fees, in the amount then established by resolution of the City Council. If a renewal permit is applied for, the Building Official has the discretion to request a site inspection before its issuance and a miscellaneous inspection fee must be paid by the applicant before inspection. The inspection fee must be as specified by resolution of the City Council. In addition, the applicant may be required to resubmit plans and specifications, when deemed necessary by the Building Official to verify compliance with the building codes, ordinances, regulations, standards, and laws in effect at the time the renewal permit is applied for.
- (iii) Upon issuance of a renewal permit, the Building Official may allow the applicant to commence or recommence such work from the last successful inspection of record under the original permit. When an expired building permit includes expired sub-permits, activation of the renewal permit activates all subsequent expired sub-permits. All work to be performed under a renewal permit must be completed in accordance with the building codes, ordinances, regulations, standards, and laws in effect on the date of issuance of the renewal permit.

R105.6.1 Expiration of Permit for Unlawful Structure. Notwithstanding any provision of Section R105.6, if a building permit was issued in order to bring an un-permitted structure or other unlawful, substandard, or hazardous condition into compliance with any applicable law, ordinance, rule or regulation, such permit expires by limitation and become null and

void 90 days after the date on which the permit was issued. The Building Official may extend the validity of the permit for a period not exceeding 90 days beyond the initial 90 day limit upon written request by the applicant filed with the Building Official before the expiration date of the original permit.

R105.7 Permit Suspension or Revocation. The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this Code, or other relevant laws, ordinances, rules or regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.

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

R105.8 Cancellation of Permit by Applicant. If no portion of the work or construction covered by a permit issued by the Building Official under the provisions of this Code, or other relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the Building Official with a request that such permit be cancelled. Only the person to whom such permit was issued can request cancellation of a permit. The Building Official must thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit must be null and void and of no effect.

R105.9 Transfer of Permit by Applicant. When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit must be given where deemed appropriate by the Building Official and new fees must be paid as required by resolution of the City Council.

6. Section R106 is amended to read as follows:

SECTION R106 BUILDING PLAN REQUIREMENTS

R106.1 General. When required by the Building Official to verify compliance with this Code, or other relevant laws, ordinances, rules and regulations; plans, calculations, soil reports, geological or engineering reports, and other required data must be submitted for plan review. Only after the plans have been approved may the applicant apply for a building permit for such work. The Building Official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

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

1. One-story single family dwellings including additions, alterations, and renovations thereto of Type V-B conventional wood-frame construction with an area not exceeding 600 square feet;
2. Accessory Group U Occupancies of Type V-B conventional wood-frame construction limited to 1,000 square feet; or
3. Work deemed by the Building Official as minor, small and/or unimportant work.

Where deemed necessary by the Building Official, submittals must include special inspection requirements as defined in Section R109.5 and structural observation requirements as defined in Section R109.6.

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

All structures and devices installed in connection with any construction project for the protection of pedestrians, regardless of location, are subject to the plan review requirements of this section.

R106.2 Architect or Engineer of Record. When it is required that documents be prepared by an architect or engineer, the Building Official may require the owner to designate on the permit application an architect or engineer who must act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who must perform all of the duties required of the original architect or engineer of record. The Building Official must be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

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

R106.3 Information Required on Building Plans. Plans must be drawn to scale upon substantial paper or other material suitable to the Building Official, must clearly indicate the nature and scope of the work proposed, and must show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans must give the street address of the proposed work and the name, address and telephone number of the owner(s) and all persons who were involved in the design and preparation of the plans.

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

When deemed necessary by the Building Official, the first sheet of each set of plans must indicate the following information:

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

R106.4 Drainage Review Requirement. Where proposed construction will affect site drainage, existing and proposed drainage patterns must be shown on the plot plan.

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

R106.5 Deferred Submittals. For the purposes of this section, deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the Building Official within a specified period.

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

Submittal documents for deferred submittal items must be submitted to the architect or engineer of record who must review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred

submittal items may not be installed until their design and submittal documents have been approved by the Building Official.

R106.6 Standard Plans. The Building Official may approve a set of plans for a building or structure as a “standard plan,” provided that the applicant has made proper application and submitted complete sets of plans as required by this section.

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

Standard plans are valid for a period of one year from the date of approval. This period may be extended by the Building Official when there is evidence that the plans may be used again and the plans show compliance with this Code, and other relevant laws, ordinances, rules and regulations.

R106.6.1 Demolition Plan. Where required by the Building Official, a demolition plan must be submitted for review and approval, before permit issuance. Demolition plans must clearly indicate the nature and scope of the work proposed, and must show in detail that the proposed demolition will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

106.6.2 Construction Phasing Plan. Where required by the Building Official, a construction phasing plan must be submitted for review and approval, before permit issuance. Construction phasing plans must incorporate any pertinent information deemed necessary by the Building Official in order to ensure the health, safety, and welfare of the public during construction operations. Information required may include fire access, ingress and egress paths of travel, pedestrian paths of travel, accessibility requirements, construction barriers, site protection, approved separations from any occupied areas, construction schedules, staging areas, temporary building locations, or any other information as directed by the Building Official.

R106.7 Expiration of Plan Check Applications. Plan check applications for which no permit is issued within one year following the date of application expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the Building Official, unless as otherwise required by State law.

When requested in writing by the applicant and before the expiration of the plan check application, the Building Official may extend the time for action by the applicant. Additional fees for plan review in an amount established by resolution of the City Council must be paid to process such request.

The time for action by the applicant may not be extended beyond the effective date of a new building code. Once an application and any extension thereof have expired, the applicant must resubmit plans and calculations and pay a new application fee.

R106.8 Retention of Plans. One set of approved plans, calculations and technical reports must be retained by the Building Official. Except as required by Section 19850 of the Health and Safety Code, the Building Official must retain such set of the approved plans, calculations and reports for a period required by law..

7. Section R107 is deleted in its entirety.
8. Section R108 is amended to read as follows:

SECTION R108 FEES AND REFUNDS

R108.1 All permit fees must be in the amount then established by resolution of the City Council. All permit fees must be paid at the time of the initial plan review submittal or when plan review is not required, at the time of permit issuance.

R108.2 Permit Refunds. In the event that an applicant has submitted for plan review or obtained a permit and no portion of the review, work, or construction covered by such permit has been commenced, and such permit is cancelled as provided for in Section R105.8, the applicant may submit a written request to the Building Official requesting a refund of permit fees. The request must be submitted within one year from the date of cancellation or expiration of the permit. The Building Official may refund all or a portion of the permit fees to the applicant.

9. Section R109 is amended to read as follows:

SECTION R109 INSPECTIONS

R109.1 General. All construction or work for which a permit is required is subject to inspection by the Building Official and all such construction or work must remain accessible and exposed for inspection purposes until approved by the Building Official.

In addition to the inspections required to be made by the Building Official, certain types of construction must have special inspection as specified in Section 1704 of the California Building Code. Special inspections made in accordance with Section 1704 do not relieve the permit applicant of the responsibility to have the work inspected and approved by the Building Official.

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

The permit applicant must cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the City are liable for any expense entailed in the removal or replacement of any material required to allow inspection.

The permit applicant must provide access for the inspector to the area of work. Access may include, without limitation, ladders, scaffolding, catwalks and lifts. The permit applicant must maintain a safe access path for the inspector to the area of work. Safety precautions may include, without limitation, handrails, guardrails and safety harnesses.

All components of the access path must be securely anchored in place. The building inspector has the right to refuse to make any inspection in an area which does not have an access path deemed safe for use by the building inspector. The permit applicant must make any necessary improvements to the access path to allow inspection by the building inspector.

The permit applicant must protect all existing construction from damage caused during inspection. Neither the Building Official nor the City are liable for any expense entailed in the removal or replacement of any material damaged during the course of inspection.

R109.2 Inspection Requests. The person doing the work authorized by a permit must notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing, by telephone or by other methods approved by the Building Official.

The duty of the person requesting any inspection required by this Code, or other relevant law, ordinance, rule or regulation must provide access to and means for inspection of such work. If work fails to pass inspection for the same purpose more than twice, further inspections may be subject to re-inspection fees established by resolution of the City Council.

R109.3 Inspection Record Card. When deemed necessary by the Building Official, work requiring a permit may not be commenced until the applicant has posted or otherwise made available an inspection record card so as to allow the Building Official to conveniently make the required entries thereon regarding inspection of the work. This card must continue to be posted or otherwise made available by the permit holder until final approval of the permit has been granted by the Building Official.

R109.4 Work Ready for Inspection.

R109.4.1 General. Upon notification from the applicant that the work for which there is a valid permit is ready for inspection, the Building Official must be allowed to make all applicable inspections specified in this Code, on the inspection record card and any additional inspections required by the Building Official.

No work may be approved by the Building Official which was not completely verified. Partial or spot inspections may not be performed by the Building Official, nor may partial or spot inspection be used as a justification for approved any required inspection.

Inspection by a special inspector may not be made in-lieu of any inspections required to be made by the Building Official.

R109.4.2 Minimum Inspection Requirements. The following inspections may not be requested until the associated requirements have been satisfied.

1. Foundation inspection: May not be requested until all trenches are excavated and forms erected, any required reinforcing steel is in place, and when all materials for the foundation are delivered to the job. All hardware (anchor bolts, hold downs etc.) must be securely installed in place before inspection. Where concrete from a central mixing plant (commonly termed "transit mixed") is to be used, materials need not be on the job. Where any fill more than 8 inches in depth is placed, and/or where required by the Building Official or the soils engineer, compaction tests must be submitted to the Building Official before requesting inspection. Where required by the soils engineer, foundation trenching must be reviewed and approved by the soils engineer before requesting inspection.
2. Concrete slab or under-floor inspection: May not be requested until all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is poured and/or floor sheathing installed, including the sub-floor.
3. Floor sheathing inspection: Floor sheathing inspection may not be requested until the raised floor insulation inspection is approved and all sheathing is in place; all diaphragm nailing is complete; and all diaphragm ties, chords and/or drag struts have been installed. No walls must be erected above the floor sheathing.
4. Roof sheathing inspection: Roof sheathing inspection may not be requested until all sheathing is in place; all diaphragm nailing is complete to include interior shear or brace walls transfers to the roof diaphragm from the floor below; and all diaphragm ties, chords and/or drag struts have been installed and a complete load path is verified. All roof penetrations to include plumbing and mechanical vents must be installed before any approval. No portion of the roof sheathing may be covered by crickets or similar construction. Inspection of all roofing materials must be approved by the Building Official before roof covering.
5. Shear/brace wall inspection: All shear/brace walls, interior and exterior, are in to be in place and installed per approved plans and meet the requirements of Chapter 6. A complete load path for all

interior and exterior wall segments must be verified through inspection. Rough plumbing, mechanical and electrical inspections must be approved before framing and shear/brace wall inspections. This inspection may be in conjunction with the roof sheathing inspection.

6. Frame inspection: May not be requested until after the roof, all framing, fire blocking, draft stopping and shear/brace wall segments are installed and all pipes, wiring, chimneys, vents and ducts are complete and have successfully passed rough inspections. The structure must be made substantially weather tight before installation of insulation and wall board.
7. Lath inspection and/or wallboard: May not be requested until after all lathing and/or wallboard, interior and exterior, is in place, but before any plastering is applied or before wallboard joints and fasteners are taped and finished and all materials are on site. This inspection must also include any required fire resistance rated construction between dwelling units or due to location of buildings on property. Protection of joints and penetrations in fire resistance rated assemblies may not be concealed until the inspection is approved.
8. Final inspection: May not be requested until after all grading and the building is completed and is ready for occupancy.
9. Other Inspections: In addition to the inspections specified above, the Building Official must be allowed to make all applicable inspections specified on the Inspection record card. The Building Official may also make or require any other inspections of any construction work to ascertain compliance with the provisions of this Code, relevant laws, ordinances, rules and regulations which are enforced by the Building and Safety Division.

For the purpose of determining compliance with Chapter 34 of the California Building Code, the Building Official may cause any structure to be reinspected.

R109.5 Provisions for Special Inspection.

R109.5.1 When Required. In addition to the inspections required elsewhere in this section, the owner must employ one or more special inspectors who must provide inspections during construction on the types of work listed under Section 1704 of the California Building Code. The special inspector may be employed either directly or through the architect or engineering firm in charge of the design of the structure, or through an independent inspection test firm approved by the Building Official.

EXCEPTION: The Building Official may waive the requirement for the employment of a special inspector if the construction is of a minor nature.

R109.5.2 Identification of Work. When special inspection is required by Section R109.5.1, the architect or engineer of record must identify on the plans all work that is required to have special inspection.

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

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

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

R109.5.3 Qualifications, Requirements and Duties of the Special Inspector. The special inspector must be approved by the Building Official before performing any inspection duties. The special inspector must complete an application form provided by the City and must submit documentation satisfactory to the Building Official that the special inspector is qualified to make the special inspection(s) for which application is made. The Building Official has the right to administer a written or verbal examination as deemed appropriate by the Building Official to verify that the special inspector is qualified to perform the inspection duties for which application is made. A special inspector who fails to pass the examination administered by the Building Official must wait a minimum of seven (7) days before submitting a new application to provide special inspection within the City.

The Building Official is not required to accept any documentation provided by a special inspector who was not approved by the Building Official before performing inspection duties. Neither the Building Official nor the City are liable for any expense entailed in the removal or replacement of any material(s) or work installed, constructed or placed under the review of a special inspector who was not approved by the Building Official.

Failure to be approved by the Building Official before performing any special inspection duties may be considered by the Building Official as a failure to perform properly and allows the Building Official to refuse to allow the special inspector to perform inspection within the City.

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

The special inspector must furnish inspection reports to the Building Official. All observed discrepancies must be brought to the immediate

attention of the contractor for correction, then if uncorrected, to the proper design authority and to the Building Official.

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

The Building Official has the right to reject any work performed under the review of a special inspector where the work performed fails to meet the minimum requirements of this Code, or other relevant laws, ordinances, rules and regulations. Regardless of the information communicated between the permit applicant and the special inspector, all work must comply with the approved plans and this Code, or other relevant laws, ordinances, rules and regulations.

Upon evidence, satisfactory to the Building Official, of the failure of a special inspector to perform properly and effectively the duties of such office, the Building Official may revoke, suspend or refuse to allow the special inspector to perform inspection on sites within the City. Before such action, the holder must be given an opportunity to appear before the Building Official and be heard.

R109.6 Provisions for Structural Observation. When structural observation is required in accordance with the requirements of Section 1704.5 of the California Building Code, the engineer or architect of record must indicate on the plans what work is required to be observed by the engineer or architect responsible for the structural design, or the engineer or architect responsible for the structural design must prepare an inspection program and must name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The inspection program must include samples of inspection reports and provide time limits for the submission of observation reports. The program must be submitted to and approved by the Building Official before building permit issuance.

When required by the engineer or architect responsible for the structural design or the Building Official, the owner must employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer or architect responsible for the structural design to perform structural observation.

When deemed appropriate by the engineer or architect responsible for the structural design, the owner or owner's representative must coordinate and call a preconstruction meeting between the engineer or architect responsible for the structural design, the structural observer, the contractor, the affected subcontractors and the special inspector(s). The structural observer must preside over the meeting. The purpose of the meeting is to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations. A record of the meeting must be submitted to the Building Official.

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

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

R109.7 Required Approvals. No work may be done on any part of the building structure or premises beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. The Building Official, upon notification, must make the requested inspections and must either indicate in writing that the work appears to comply as completed, or must notify the applicant in writing which portion of the work fails to comply with this Code, or other relevant laws, ordinances, rules and/or regulations. Any work which does not comply must be corrected and such work may not be covered or concealed until authorized by the Building Official.

There must be a final inspection and approval of all work when completed and ready for occupancy.

R109.8 Site Requirements. A survey of the lot may be required by the Building Official to verify compliance of the structure with the approved plans. The survey must be performed by an appropriately licensed individual as prescribed by law.

R109.9 Non-inspected Work. No person may use, occupy or maintain any structure on which non-inspected work has been performed.

R109.10 Utility Release. When deemed appropriate by the Building Official, gas and electric utilities may be released. Release of either utility may be done before building final for testing and inspection purposes. The Building Official retains the right to revoke the release of either utility for just cause, and may have either utility disconnected at the earliest availability of the utility purveyor.

Attempting to occupy before issuance of a certificate of occupancy, whether temporary or final, may be considered as just cause by the Building Official, and may result in disconnection of the utilities.

R109.11 Authority to Disconnect Utilities. The Building Official is authorized and empowered to cause or order the disconnection or discontinuance of utility service to a building, structure, premises, system, equipment, fixture, or device that is regulated by this Code or by the referenced codes and standards set forth in Section 101.4, or elsewhere

in the Bellflower Municipal Code (i) when necessary to eliminate or mitigate an immediate hazard to life, health, safety, or property; or, (ii) when such building, structure, system, equipment, fixture, or device, or any utility service thereto, has been installed, equipped, altered, or used without requisite approvals, permits, or inspections.

The Building Official must attempt to notify the serving utility, and wherever possible the owner and occupant of the building, structure, premises, system, equipment, fixture, or device, of the decision to disconnect before taking such action; provided that the Building Official may dispense with any attempt at prior notification if, in the sole discretion of the Building Official, the nature or severity of the hazard justifies such inaction. If not notified before disconnecting, the Building Official must notify the owner or occupant of the building, structure, premises, system, equipment, fixture, or device in writing of the disconnection as soon as practical thereafter.

The utility service must remain disconnected or discontinued until the Building Official releases the utility service. The Building Official may not release the utility service until (i) the imminent hazard has been abated or eliminated; or (ii) all requisite approvals, permits, and inspections have been obtained for the building, structure, system, equipment, fixture, or device, or any utility service thereto.

10. Section R110 is amended to read as follows:

SECTION R110 USE AND OCCUPANCY

R110.1 General. No one and two family dwelling or townhouse not more than three stories above grade plane in height with a separate means of egress and their accessory structures, or portion thereof, may be used or occupied, and no change in the existing occupancy classification of such building, structure or premises, or portion thereof, may be made until the Building Official has approved such building, structure or premises or portion thereof for such use or occupancy and until all permits have been approved or a temporary certificate of occupancy has been issued.

Upon final of a building permit and at the request of the applicant, a certificate of occupancy must be issued by the Building Official for any structure which is ready to occupy.

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

The Building Official may, in writing, suspend or revoke any such approval or certificates whenever the Building Official determines that the approval

or certificate was issued in error, or on the basis of incorrect information supplied, or when it is determined that the building, structure or premises, or portion thereof, is in violation of any provision of this Code, or other relevant laws, ordinances, rules and/or regulations. Any certificate of occupancy or temporary certificate of occupancy so issued must be surrendered upon request of the Building Official.

R110.2 Un-permitted Structures. No person may use, occupy or maintain any un-permitted structure

R110.3 Changes in Use. Changes in the character or use of a building must not be made except as specified in Chapter 34 of the California Building Code.

110.4 Issuance of a Certificate of Occupancy. When the building, structure or premises, or portion thereof, has passed final inspection, and when the building, structure or premises complies with this Code, or other relevant laws, ordinances, rules and regulations, and the required fees have been paid, the Building Official, upon request of the applicant, must issue a certificate of completed construction which must contain the following:

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

110.5 Issuance of a Temporary Certificate of Occupancy. If the Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, the Building Official may issue a temporary certificate of occupancy for the use of a portion or portions of a building, structure or premises, before the completion of the entire building, structure or premises, or portion thereof.

Such temporary certificate of occupancy must be valid for a period of time as approved by the Building Official but in no case may the time period exceed 180 days from the date of issuance. After the expiration of a temporary certificate of occupancy, the building, structure or premises, or portion thereof, must be immediately vacated and may not be used or

occupied until the Building Official has approved the building for such use or occupancy.

11. Section R111 is deleted.
12. Section R112 is deleted.
13. Section R113 is deleted.
14. Section R114 is amended to read as follows:

SECTION R114 STOP WORK ORDER

R114.1 Authority. Whenever the Building Official finds any work regulated by this Code being performed without City approval or permit or in a manner either contrary to the provision of this Code or dangerous or unsafe, the Building Official is authorized to issue a stop work order.

R114.2 Issuance. A stop work order may be issued to the owner of the property subject to the stop work order, to the person performing work subject to the stop work order, or to both. Upon service of a stop work order as described in Section R114.3 or R114.4, the site that is subject to the stop work order must be vacated and secured, and no person may re-enter the site without first obtaining approval of the Building Official.

R114.3 Service (Non-Imminent Hazard). A stop work order may be served upon the owner of the property subject to the stop work order, upon the person performing work subject to the stop work order, or upon both. Service upon either the owner of the property or the person performing work subject to the stop work order is deemed effective and valid upon all responsible persons. Except as set forth in Section R114.4, service must be made by posting the stop work order(s) on the main entrance to the building, structure, or property on which the work subject to the stop work order is being performed, and by one of the following:

a) Personal service upon the owner of the property subject to the stop work order, the person performing the work subject to the stop work order, or upon any agent of the property owner or person performing the work subject to the stop work order; or,

b) By deposit in the United States mail in a sealed envelope, postage prepaid, addressed to such person to be notified, at his last known business or residence address as the same appears in the public records of the City or other records pertaining to the matter to which such notice is directed.

Service is deemed complete upon the posting of the stop work order, personal delivery of the stop work order upon the property owner, the person performing the work, or any agent of the property owner or person performing the work, or at the time the stop work order is deposited with the United States Postal Service, whichever occurs first. Failure of the property owner to receive actual notice of the issuance of the stop work

order does not invalidate the stop work order or any proceeding arising from the issuance of the stop work order.

R114.4 Service (Imminent Hazard). If the Building Official determines that work being performed presents an immediate hazard to the life, limb, property, or safety of the occupants of the subject property or other persons, or could result in an illicit discharge as defined by Chapter 10-4 of this Code, a stop work order may be served orally upon the owner of the property, the person performing the work subject to the stop work order, or the agent of the property owner or person performing the work subject to the stop work order. In such instances, the Building Official must issue and serve a written stop work order in accordance with sections R114.2 and R114.3 within 1 business day after the oral notice is given, but service is deemed effected upon the giving of the oral stop work order.

R114.5 Violation. It is unlawful and a misdemeanor for any person to remove, alter, mutilate, obscure, cover, or otherwise damage a stop work order. It is unlawful and a misdemeanor for any person to continue or recommence work subject to a stop work order, or to remain in, enter, or occupy the site subject to the stop work order, without first obtaining approval from the Building Official, or to otherwise violate any condition of a stop work order.

15. A new Section R115 is added to read as follows:

SECTION R115 - UNSAFE STRUCTURES AND EQUIPMENT

R115.1 Conditions. Structures, both new and existing, and equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which are a fire hazard or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance are deemed in an unsafe condition. Unsafe structures must be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section and prescribed by law. A vacant structure or building that is not secured against entry is deemed unsafe to occupy.

R115.2 Record. The Building Official must cause a report to be filed in the City records on an unsafe condition. The report must state the occupancy of the structure and the unsafe condition.

R115.3 Notice. If an unsafe condition is found, the Building Official must serve on the owner, or person in control of the structure or premises, or any agent of such owner or person in control, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice must require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.

R115.4 Method of service. Such notice is deemed properly served if a copy thereof is (a) delivered to the owner personally; or (b) sent by certified or registered mail addressed to the owner at the last known address with a return receipt requested; or (c) delivered in any other manner as prescribed by law. If the certified or registered letter is returned showing the letter was undelivered, a copy thereof must be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure constitutes service of notice upon the owner.

R115.5 Restoration. If the structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure or equipment, such repairs, alterations, additions or change of occupancy must comply with the requirements of section 110 and Chapter 34 of the California Building Code.

16. A new Section R116 is added to read as follows:

SECTION R116 – On Site Fencing During Construction

R116.1 General. A fence must be provided any time grading, demolition, or construction work requiring a grading or building permit is performed. The fence must totally enclose the perimeter of all property. Locking gates may be provided at any location.

EXCEPTIONS: 1) When approved by the Building Official, a fence need not enclose residential property when at least one dwelling is continuously occupied. Approval not to fence the property may be revoked in writing by the Building Official if the property is found to be unoccupied for any length of time. For the purposes of this exception, continuously occupied is not intended to imply that the occupants must be continuously present. 2) When approved by the Building Official, the fence may enclose areas other than the perimeter of the property.

R116.2 Fence Construction. The fence must be a minimum 6 feet in height measured from adjacent grade on the exterior side of the fence, and constructed from chain link, lumber, masonry or other approved materials. The fence must be self-supporting and must not incorporate structures or fencing on adjacent property without written approval of the adjacent property owner.

R116.3 Duration of Fencing. The fence must be erected before start of any grading, demolition, or construction work and must remain in place until the work for which a grading or building permit is required has been completed.

EXCEPTIONS: 1) All or portions of the fence may be removed daily during construction so long as the property is continuously occupied, and all portions of the removed fence are replaced before the property being

unoccupied. 2) When approved by the Building Official, the fence may be removed before completion of the grading, demolition, or construction work, if the property is determined by the Building Official to no longer pose an unsafe or hazardous condition.

R116.4 Failure to Comply. If the property is found unfenced and the Building Official determines that an unsafe or hazardous condition exists, the City may take action to correct the non-complying condition by providing the required fence. The Building Official may then issue a notice to stop work until all fees incurred by the City to properly fence the property have been recovered. If such fees have not been recovered by the City within 30 days, the City may take action to recover the costs in accordance with the requirements of this Code.

17. A new Section 117 is added to read as follows:

SECTION 117 - Construction Hours of Operation

117.1 Hours of Construction. No construction activities may commence within the City of Bellflower except as set forth in Table 117.1 below or as otherwise approved by the Building Official:

Table 117.1 Construction Hours of Operations

Day(s)	Start Time	End Time
Monday through Friday	7:00 a.m.	6:00 p.m.
Saturdays	8:00 a.m.	6:00 p.m.
Sundays and City Holidays	Not Permitted	Not Permitted

For purposes of this Section, construction include, without limitation, site preparation, demolition, grading, excavation, and the erection, improvement, remodeling, or repair of buildings or structures, including operation of equipment or machinery and the delivery of material associated with those activities, irrespective of whether a building permit is required for the construction.

b. To address specific geological circumstances in the City, Chapter 3 of the California Residential Code is amended to read as follows:

1. Section R301.1.3.2 is amended to read as follows:

R301.1.3.2 Wood Frame Structures. The Building Official must require construction drawings and supporting documentation to be approved, stamped, and signed by a California licensed architect or engineer for all dwellings of wood framed construction more than two stories and basement in height located in Seismic Design Category A, B, or C. Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Section 5537 and 6737.1.

The Building Official must require construction drawings and supporting documentation to be approved, stamped, and signed by a California licensed architect or engineer for all dwellings of wood framed construction more than one story in height or with a basement located in Seismic Design Category D₀, D₁, D₂ or E.

2. Table R301.2.2.1.1 and Section R301.2.2.1.2 are amended to read as follows:

**TABLE R301.2.2.1.1
 SEISMIC DESIGN CATEGORY DETERMINATION**

CALCULATED S _{DS}	SEISMIC DESIGN CATEGORY
S_{DS} < 0.17g	A
0.17g < S_{DS} < 0.33g	B
0.33g < S_{DS} < 0.50g	C
0.50g < S_{DS} < 0.67g	D₀
0.67g < S_{DS} < 0.83g	D₁
0.83g < S_{DS} < 1.00g	D₂
1.00 g < S_{DS}	E

R301.2.2.1.2 Alternative determination of Seismic Design Category E. Buildings located in Seismic Design Category E in accordance with Figure R301.2(2) are permitted to be reclassified as being in Seismic Design Category D₂ provided one of the following is done:

1. A more detailed evaluation of the seismic design category is made in accordance with the provisions and maps of the California Building Code. Buildings located in Seismic Design Category E per Table R301.2.2.1.1, but located in Seismic Design Category D per the California Building Code, may be designed using the Seismic Design Category D₂ requirements of this code.
2. Buildings located in Seismic Design Category E that conform to the following additional restrictions are permitted to be constructed in accordance with the provisions for Seismic Design Category D₂ of this code:
 - 2.1. All exterior shear wall lines or braced wall panels are in one plane vertically from the foundation to the uppermost story.
 - 2.2. Floors may not cantilever past the exterior walls.
 - 2.3. The building is within all of the requirements of Section R301.2.2.2.5 for being considered as regular.
 - 2.4. For buildings over one story in height, the calculated S_{DS} may not exceed 1.25g.

:

3. Section R301.2.2.2.5 is amended to read as follows:

R301.2.2.2.5 Irregular Buildings. Prescriptive construction as regulated by this Code may not be used, without exception, for irregular structures when located in Seismic Design Categories C, D₀, D₁, and D₂. Irregular portions of structures must be designed by a California licensed architect or engineer with accepted engineering practices and in accordance with the California Building Code to the extent the irregular features affect the performance of the remaining structural system. When the forces associated with the irregularity are resisted by a structural system designed in accordance with the California Building Code and with accepted engineering practice, design of the remaining building must be permitted using the provisions of this Code. Irregular buildings must be as identified in Section R301.2.2.2.5 of the California Residential Code and Section R301.

4. Section R301.2.2.3.8 is added to read as follows:

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

1. The component weighs 400 lb (1,780 N) or less and has a center of mass located 4 ft (1.22 m) or less above the supporting structure; or
2. The component weighs 20 lb (89N) or less or, in the case of a distributed system, 5 lb/ft (73 N/m) or less.

c. To address specific geological circumstances in the City, Chapter 4 of the California Residential Code is amended to read as follows:

1. Section R401.1 is amended to read as follows:

R401.1 Application. The provisions of this chapter control the design and construction of foundations for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by R301.2 (1) must meet the provisions of R322. Wood foundations must be designed in accordance with AF&PA PWF.

Wood foundations in Seismic Design Category D₀, D₁, and D₂, are prohibited.

Exception: In non-occupied or habitable, single story, detached storage buildings and similar utility structures other than a carport or garage, provided the area does not exceed 200 square feet and the roof is less than 12 feet in height above grade plane with no more than 24 inch projections.

2. Section R403.1.2 is amended to read as follows:

R403.1.2 Continuous Footings in Seismic Design Categories D₀, D₁, and D₂. The braced wall panels and shear wall panels located at exterior walls of buildings located in Seismic Design Category D₀, D₁, and D₂ must be supported by continuous footings.

All required interior brace wall panels in buildings must also be supported by continuous footings.

3. Section R403.1.3 is amended to read as follows:

R403.1.3 Seismic Reinforcing. Concrete footings located in Seismic Design Categories D₀, D₁ and D₂, as established in Table R 301.2(1), must have minimum reinforcement. Bottom reinforcement must be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D₀, D₁ and D₂ where construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar must be installed at not more than 4 feet (1219 mm) on center. The vertical bar must extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D₀, D₁ and D₂ where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar must be installed at not more than 4 feet (1219 mm) on center. The vertical bar must extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D₀, D₁ and D₂ masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family dwellings located in Seismic Design Category A, B or C which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings, supporting columns or pedestals are permitted.

4. Section R403.1.5 is amended to read as follows:

R403.1.5 Slope. The top surface of footings must be level. The bottom surface of footings may be permitted to have a slope not exceeding one unit vertical in 10 unit's horizontal (10-percent slope). Footings must be stepped when necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

For structures and buildings located in Seismic Design Category D₀, D₁, and D₂, stepped footings must be reinforced with (4) ½ inch diameter (12.7mm) deformed reinforcing bars. Two bars must be placed at the top and bottom of the footings.

d. To address specific geological circumstances in the City, Chapter 6 of the California Residential Code is amended to read as follows:

1. Note K is added to Table R602.3 (1) to read as follows:

k. The use of staples is prohibited in Seismic Design Category D₀, D₁, and D₂.

2. Note B in Table R602.3 (2) is amended to read as follows:

b. The use of staples is prohibited in Seismic Design Category D₀, D₁, and D₂.

3. Section R602.10.2.3 is amended to read as follows:

R602.10.2.3 Minimum Number of Braced Wall Panels. Braced wall lines with a length of 16 feet (4877 mm) or less must have a minimum of two braced wall panels of any length or one braced wall panel equal to 48 inches (1219 mm) or more. Braced wall lines greater than 16 feet (4877 mm) must have a minimum of two braced wall panels. No braced wall panel may be less than 48 inches in length in Seismic Design Category D₀, D₁, or D₂.

4. Note E is added to Table R602.10.3 (3) to read as follows:

e. Methods GB and PCP brace wall panel h/w ratio may not exceed 1:1 in SDC D₀, D₁, and D₂. Methods DWB, SFB, PBS, and HPS are not permitted in SDC D₀, D₁, and D₂.

5. Notes F and G are added to Table R602.10.4 to read as follows:

f. Methods GB and PCP brace wall panel h/w ratio may not exceed 1:1 in SDC D₀, D₁, and D₂. Methods DWB, SFB, PBS, and HPS are not permitted in SDC D₀, D₁, and D₂. Wood structural panels must be minimum 15/32" with 8d (2 1/2" x 0.131) common nails at 6" spacing (panel edge) and 12" spacing (field) with a minimum 3/8" edge distance to panel edges.

g. The use of staples within brace wall panels in SDC D₀, D₁, and D₂ is prohibited.

6. Note A is added to Figure R602.10.6.1 to read as follows:

a. Wood panel sheathing must be a minimum 15/32" thick and the use of box nails is prohibited in SDC D₀, D₁, and D₂. Footing reinforcement must be lapped a minimum of 24". Minimum continuous 12-inch by 12-inch footing is required in SDC D₀, D₁, and D₂.

7. Note A is added to Figure R602.10.6.2 to read as follows:

a. Wood panel sheathing must be a minimum 15/32" thick, the minimum panel width must be 24-inches and the use of box nails is prohibited in SDC D₀, D₁, and D₂.

8. Note A is added to Figure R602.10.6.4 to read as follows:
 - a. Wood panel sheathing must be a minimum 15/32" thick, 24" in width, the use of box nails is prohibited, and steel plate washers must be a minimum 3" x 3" x .229" in SDC D₀, D₁, and D₂. Method CS-PF over raised wood floors is prohibited in SDC D₀, D₁, and D₂.
9. Section R602.10.9.1 is deleted in its entirety.
10. The Exception under Section R602.3.2 is deleted in its entirety."

SECTION 10: Chapter 15.64 of the BMC is amended in its entirety to read as follows:

**“CHAPTER 15.64
GREEN BUILDING STANDARDS CODE**

**15.64.010 Green Building Standards Code — Adopted by Reference;
Where Filed**

California Code of Regulations Title 24, Part 1 1 (the 2013 California Green Building Standards Code) is adopted by reference as the Green Building Standards Code of the City of Bellflower.

In accordance with California Government Code Section 50022.6, one (1) copy of California Code of Regulations Title 24, Part 1 1 (2013 California Green Building Standards Code) must remain on file with the Building Official within the Department of Planning and must be at all times maintained by the Building Official for use and examination by the public.

15.64.020 Amendments

- a. Section 101.12 is added in its entirety to read as follows:

101.12 Fee for Mandatory Measures. A fee as established through resolution of the City Council must be assessed at the time of plan review submittal for all newly constructed residential and commercial buildings regulated by this Code in order to verify compliance with the mandatory measures and other requirements of the California Green Building Standards Code.

- b. Section 202 is amended to read as follows:

LOW-RISE RESIDENTIAL BUILDING means a building that is classified as group R occupancy and is six stories or less, or that is a one or two family dwelling or town house.

NEW CONSTRUCTION means any building or structure that has been renovated, altered, repaired, remodeled, improved, or added thereto, or any combination thereof by more than 100 percent of the original building

area or when the valuation of such improvements exceeds the current value of such building by more than 100 percent.”

SECTION 11: *Environmental Assessment.* The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of related procedures and will not have the effect of deleting or substantially changing any regulatory standards or findings required. Therefore, the adoption of this Ordinance does not have the potential to cause significant effects on the environment and is exempt from further review under CEQA Guidelines §15061(b)(3). In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308.

SECTION 12: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 13: *Enforceability.* Repeal of any provision of the Bellflower Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 14: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the BMC or other city ordinance by this Ordinance will be rendered void and cause such previous BMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 15: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 16: *Publication.* The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Bellflower’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 17: *Effective Date.* This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption. Projects for which a building permit application and building plans have been submitted before the effective date of this ordinance, and for which building permits are obtained within one hundred eighty (180) days from the effective date of this ordinance must be exempt from the provisions of this ordinance. Projects for which a building permit application and building plans have been submitted before the effective date of this ordinance but for which building permits are not obtained within one hundred eighty (180) days from the effective date of

this ordinance must be subject to all provisions of this ordinance and the code adopted by reference in this ordinance. The City Clerk, or her duly appointed deputy, must certify to the adoption of this ordinance and must cause this ordinance to be posted as required by law.

SECTION 18: *Filing with Building Standards Commission.* The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

**ORDINANCE NO. 1325 HAD ITS FIRST READING ON _____, 2016
ITS SECOND READING ON _____, 2016 AND WAS DULY PASSED,
APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
BELLFLOWER AT ITS REGULAR MEETING OF _____, 2016.**

Dan Koops, Mayor

Approved as to Form:

Karl H. Berger, City Attorney

Attest:

Mayra Ochiqui, City Clerk