

EXHIBIT #1: LEGISLATIVE DRAFTS**EXHIBITS**

SECTION 1	Adoption of Chapter 17.02	<u>CALIFORNIA ADMINISTRATION CODE</u>
SECTION 2	Amendments to Chapter 17.04	BUILDING CODE
SECTION 3	Amendments to Chapter 17.07	RESIDENTIAL CODE
SECTION 4	Amendments to Chapter 17.40	MECHANICAL CODE
SECTION 5	Amendments to Chapter 17.44	PLUMBING CODE
SECTION 6	Amendments to Chapter 17.46	SWIMMING POOL, SPA AND HOT TUB CODE
SECTION 7	Amendments to Chapter 17.48	ELECTRICAL CODE
SECTION 8	Adoption of Chapter 17.49	<u>ENERGY CODE</u>
SECTION 9	Adoption of Chapter 17.50	<u>HISTORICAL BUILDING CODE</u>
SECTION 10	Adoption of Chapter 17.51	<u>EXISTING BUILDING CODE</u>
SECTION 11	Adoption of Chapter 17.52	<u>GREEN BUILDING STANDARDS CODE</u>
SECTION 12	Adoption of Chapter 17.53	<u>REFERENCE STANDARDS CODE</u>
SECTION 13	Amendments to Chapter 17.60	UNIFORM SOLAR, HYDRONICS AND GEOTHERMAL CODE

SECTION 1

Chapter 17.02 CALIFORNIA ADMINISTRATION CODE

Sections:

17.02.010 Adoption of the 2019 California Administration Code

17.02.010 Adoption

The 2019 California Administrative Code (codified in Part 1 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

SECTION 2**Chapter 17.04 BUILDING CODE**

Sections:

17.04.010	Adoption of the 2019 California Building Code
17.04.020	Section [A] 101.1 – amended
17.04.030	Section [A] 103.1 – amended
17.04.040	Section [A] 104.1 – amended
17.04.050	Section [A] 105.2 – amended
17.04.060	Section [A] 105.3.2 – amended
17.04.070	Section [A] 105.5 – amended
17.04.080	Subsection [A] 107.2.1.1 – added
17.04.090	Subsection [A] 107.2.1.2 – added
17.04.100	Section [A] 107.2.9 – added
17.04.110	Section [A] 109 – amended
17.04.120	Section [A] 113.1 – amended
17.04.130	Section 901.1 – amended
17.04.140	Table 1505.1 – amended
17.04.150	Subsection 1505.1.3 – amended
17.04.160	Chapter 36 Building Security – added
17.04.170	Chapter 55 Methane District Regulations - added

17.04.02010 Adoption

~~There is hereby adopted by the City Council by reference that certain code known as the 2016 California Building Code, and the whole thereof, including Appendix I entitled “Patio Covers,” and excepting all other appendices save and except those portions as are hereafter modified or amended.~~

The 2019 California Building Code Volumes 1 and 2, and the whole thereof, including Appendix I entitled “Patio Covers” and all national codes and standards referenced therein (codified in Part 2 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments

thereto shall be controlling within the corporate limits of the City of Huntington Beach. (2747-2/85, 2976-12/88, 3022-12/89, 3147-7/92, 3305-12/95, 3422-7/99, 3573-10/02, 3789-1/08, 3892-12/10, 3993-11/13, 4106-12/16, xxxx-12/19)

17.04.01020 CBC Section [A] 101.1 - Amended

CBC Chapter 1, Section [A] 101.1 is hereby amended to read as follows:

[A] 101.1 Title. ~~This chapter~~ These Regulations shall be known as the ~~Huntington Beach Building Code of Huntington Beach~~, may be cited as such, and ~~will be hereinafter referred to herein as the Building Code~~ "this code." (2747-2/85, 3422-7/99)

17.04.031 CBC Chapter 1, Section 101.2 Scope—Amended

~~The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.~~

~~Exception: Detached one and two family dwelling and multiple single family dwellings (townhouses) not more than three stories above grade plan in height with a separate means of egress and their accessory structures shall comply with the California Residential Code. (3789-1/08, 3892-12/10)~~

17.04.030 CBC Chapter 1, Section [A] 103.1 Creation of enforcement agency—Amended:

CBC Chapter 1, Section [A] 103.1 Creation of enforcement agency is hereby amended to read as follows:

[A] 103.1 Creation of enforcement agency. Department of Community Development Building Division is hereby created and the official in charge thereof shall be known as the building official.

17.04.040 CBC Chapter 1, Subsection [A] 104.10.1 Flood hazard areas—Amended:

CBC Chapter 1, Section [A] 104.10.1 Flood hazard areas is hereby amended to read as follows:

104.10.1 Flood hazard areas. The Building Official shall not grant modifications to any provision required in flood hazard areas unless a determination has been made in accordance with the Floodplain Overlay District portion of the Huntington Beach Zoning Code Chapter 222.

17.04.03250 CBC Chapter 1, Section [A] 105.2 Work Exempt From Permit – Amended:

Section [A] 105.2 Work Exempt from Permit is amended to read in its entirety as follows:

[A] 105.2 Work exempt from permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in

violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, pagodas, gazebos and similar uses, provided the floor area does not exceed 120 square feet. Such structures shall comply with setback and height requirements of the Zoning Subdivision Ordinance and the Fire Code.
2. Masonry or Concrete Fences not over 42 inches high in height above lowest adjacent grade or and all other fences architectural features not exceeding six 6 feet in height above the lowest adjacent grade and not within required zoning setbacks or subject to review by the Fire Department.
Exception: Walls and fences less than 6 feet in height that are required as a condition of project approval, subject to review by the Fire Department, guard system or pool barrier system are required to have permits.
3. Oil derricks and tanks.
4. Retaining walls ~~which do not support~~ that are ~~not over two~~ 4 feet of earth in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks, platforms, decks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings, other playground equipment and similar type recreational structures accessory to detached one-and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support ~~in Group R-3 and U occupancies.~~
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over ~~five~~ 5 feet ~~nine~~ 9 inches in height.
14. Flag poles, light poles and TV dishes in connection with a Group R, Division 3 occupancy and not exceeding 15 feet in height.
15. Re-roofing an area smaller than 100 square feet while satisfying all applicable application requirements.
16. Replacement doors and windows when the waterproofing membrane is not altered and emergency egress dimensions are equal to or better than the original permitted layout.
17. New roof penetrations less than 14" by 14" when no framing modifications or additions are required.

Unless otherwise provided by this Code, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Any of the above items that are located in a Floodplain Overlay District, Environmentally Sensitive Area or subject to a discretionary Planning Division approval or as otherwise required by the Planning Division or any other authority/agency is not exempt from permits.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this Code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Temporary decorative lighting.
5. Replacement of attachment plug receptacles, but not the outlets therefor.
6. Replacement of general use snap switches.
7. Repair or replacement of any overcurrent device of the required capacity in the same location.
8. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
9. The wiring for temporary theater, motion picture or television stage sets.
10. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
11. Low-energy power, control and signal circuits of Classes II and III as defined in the electrical code.
12. Non-vehicle-mounted portable generators.
13. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable cooking or clothes drying appliance.
4. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.

2. Portable ventilation equipment or appliances.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of one horsepower (746 W) or less.
8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
3. Repair or replacement of any plumbing fixture or appliance of the same type and size and in the same location. Exception: electric and fuel gas water heaters.
4. Replacement of any part that does not alter its approval or make it unsafe. (3789-1/08, 3892-12/10)

17.04.03360 CBC Chapter 1, Division II, Section [A] 105.3.2 Time Limitation of Application—Amended:

CBC Chapter 1, Division II, Section [A] 105.3.2 Time Limitation of Application is amended in its entirety as follows:

[A] 105.3.2 Time limitation of application. Applications for which no permit is issued within 180 days following the date of application shall expire automatically, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant in increments of 180 days subject to the following conditions:

1. The applicant shall submit an application every 180 days, accompanied by a plan review extension fee, established by resolution of the City Council.
2. Any plans that remain in plan review over 360 days shall meet all construction standards that are adopted at the time the permit is issued.
3. Plans may not remain in plan review more than 720 days except under extreme situations as approved by the building official. (3789-1/08, 3892-12/10)

17.04.03470 CBC Chapter 1, Division II, Section [A] 105.5 Expiration—Amended:

CBC Chapter 1, Division II, Section [A] 105.5 Expiration is amended in its entirety as follows:

[A] 105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within ~~180 days~~ 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Work shall be considered suspended or abandoned if substantial approval of one of the required progress inspections is not accomplished every 180 days. Before such work can be recommenced, a new permit shall be first obtained, and the fee ~~therefor~~ thereof shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after one year, the permittee shall pay a new full permit fee. The building official is authorized to grant, in writing one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

~~The permittee holding an unexpired permit may apply for an extension. The building official may extend the time for actions by the permittee for a period not exceeding 180 days upon written application by the permittee. Permits shall not be extended more than once except under extreme situations and when approved by the building official. (3789-1/08, 3892-12/10)~~

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

17.04.080 CBC Chapter 1, Division II, Section [A] 107 Submittal Documents – Added:

CBC Chapter 1, Division II, Section [A] 107 Submittal Documents – A new Subsection [A] 107.2.1.1 is added to read in its entirety as follows:

[A] 107.2.1.1 Building Security. The construction drawings shall show conformance with the Building Security provisions in Building Code Chapter 23 as amended in 17.04.160.

17.04.090 CBC Chapter 1, Division II, Section [A] 107 Submittal Documents – Added:

CBC Chapter 1, Division II, Section [A] 107 Submittal Documents – A new Subsection [A] 107.2.1.2 is added to read in its entirety as follows:

[A] 107.2.1.2 Methane Overlay District. New building construction in the defined methane overlay districts shall comply with the Building Code Chapter 55 as amended in 17.04.170 and with the Huntington Beach Fire Code.

17.04.100 CBC Chapter 1, Division II, Section [A] 107 Submittal Documents – Added:

CBC Chapter 1, Division II, Section [A] 107 Submittal Documents – A new Subsection [A] 107.2.9 is added to read in its entirety as follows:

[A] 107.2.9 Soils report. A Soil report shall be submitted with all permit applications for new construction and additions. Soil Reports shall be prepared by a professional engineer licensed by the State to prepare such reports. The Building Official may waive this

requirement if he/she finds that the scope of work applied for does not necessitate a soil report.

17.04.035110 CBC Chapter 1, Division II, Section [A] 109 Fees—Amended:

CBC Chapter 1, Division II, Section [A] 109 Fees amended in its entirety as follows:

§ ~~[A]~~ **109.1 Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The building official may allow temporary exceptions.

§ ~~[A]~~ **109.1.1 Plan review fees.** When a plan or other data is required to be submitted a plan review fee shall be paid. This fee shall be paid at the time of submitting plans and specifications for plan review. Said plan review fees shall be as established by resolution of the City Council.

§ ~~[A]~~ **109.1.2 Permit fees.** The fee shall be paid at permit issuance. The standard for determination of value or valuation of the project shall be made by the building official and as established by resolution of the City Council.

§ ~~[A]~~ **109.1.3 Miscellaneous service fees.** Whenever an application is made for all other services, a fee for the service in an amount established by resolution of the City Council shall be paid to the City.

§ ~~[A]~~ **109.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by resolution of the City Council.

§ ~~[A]~~ **109.3 Building permit valuations.** The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official and as established by resolution of the City Council.

§ ~~[A]~~ **109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee established by resolution by the City Council that shall be in addition to the required permit fees.

§ ~~[A]~~ **109.5 Related fees.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

~~§ [A] 109.6 Refunds.~~ The building official may authorize the refund of any fee paid hereunder for work that was not performed or for fees that were collected erroneously as established by resolution of the City Council. (3789-1/08, 3892- 12/10)

~~17.04.036 CBC Chapter 1, Division II, Section 111.1 Use and Occupancy—Amended~~

~~No building or structure shall be used or occupied, nor shall a change in the existing occupant or occupancy classification of a building or structure or portion thereof be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.~~

~~Exception: Group R, Division 2, 3 and U occupancies. (3789-1/08, 3892-12/10, 4106-12/16)~~

17.04.120 CBC Chapter 1, Division II, Section [A] 113.1 Board of Appeals general—Amended:

CBC Chapter 1, Division II, Section [A] 113.1 is hereby amended to read in its entirety as follows:

[A] 113.1 General. In order to hear and decide appeals of the orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and hereby created a board of appeals. The board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the appeals board.

17.04.130 CBC Chapter 9 Fire Protection Systems, Section 901.1 Scope—Amended

CBC Chapter 9 Fire Protection Systems, Section 901.1 Scope amended to read as follows:

Section 901.1 Scope. The provisions of this chapter shall specify where fire protection systems are required and shall apply to the design, installation and operation of fire protection systems. For amended sprinkler requirement, see Huntington Beach Municipal Code, Chapter 17.56 of this Code. (2747-2/85, 3022-12/89, 3305-12/95, 3422-7/99, 3789-1/08, 3892-12/10)

17.04.140 CBC Chapter 15, Table 1505.1—Amended:

CBC Chapter 15, Table 1505.1 in Subsection 1505.1 of Section 1505 is hereby amended to read as follows:

TABLE 1505.1^a
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
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B	B	B	⊖ B	B	⊖ B	B	B	⊖ B
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For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

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

17.04.150 CBC Chapter 15 Subsection 1505.1.3 —Amended:

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

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

17.04.060 CBC Sections 1910 Minimum Slab Provisions and 1910.1 General —Amended

~~The thickness of concrete floor slabs supported directly on the ground shall not be less than 3-1/2 inches (89 mm), and shall be provided with minimum reinforcing equal to 6 x 6 x W1.4 x W1.4 welded wire fabric supported to remain in place from the center to upper one third of the slab for the duration of concrete placement. (2747-2/85, 2976-12/88, 3305-12/95, 3422-7/99, 3789-1/08, 3892-12/10)~~

17.04.080160 Chapter 36 Building Security—Added a New Chapter

The Building Code is hereby amended by adding thereto new Chapter 36 entitled “Building Security,” to read as follows:

§ 3601. Purpose. The purpose of this chapter is to establish minimum standards of construction for protection against unlawful entry.

§ 3602. Alternative security provisions. When approved by the building official, site security systems may be provided in lieu of the specific security provisions of Section 3608, “Garages—Multiple dwellings.”

§ 3603. Definitions. For the purpose of this chapter, certain terms used herein are defined as follows:

“Cylinder guard” means a hardened ring surrounding the exposed portion of the lock cylinder or other device which is so fastened as to protect the cylinder from wrenching, prying, cutting or pulling by attack tools.

“Deadlocking latch” means a latch in which the latch bolt is positively held in the projected position by a guard bolt, plunger or auxiliary mechanism.

“Dead bolt” means a bolt which has no automatic spring action and which is operated by a key cylinder, thumb turn, or level, and is positively held fast when in the projected position.

“Latch” means a device for automatically holding a door shut after being closed.

“Light” means any glazed opening whether glazed with glass, plastic, metal, wood or composition sheets or panels, or similar materials, and shall include windows, skylights, view ports or view panels and similar openings.

§ 3604. Entry vision. All main or front entry doors to R occupancies shall be arranged so that the occupant has a view of the area immediately outside without opening the door. Such view may be provided by a door viewer or view port or by window or other opening located and constructed as required by this chapter. Such area shall be provided with a light.

§ 3605. Doors.

- A. **General.** A door forming a part of the enclosure of a dwelling unit or of an area of a building occupied by one tenant shall be constructed, installed, and secured as set forth in this section.
- B. **Swinging doors.**
 - 1. Swinging wooden doors which can be opened from the inside without using a key shall be of solid core construction. Lights in doors shall be as set forth in this chapter.
 - 2. A single swinging door, the active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a dead bolt and deadlocking latch. The dead bolt and latch may be activated by one lock or by individual locks. Dead bolts shall contain hardened inserts, or equivalent, designed to repel cutting tool attack. The lock or locks shall be key operated from the exterior side of the door and engaged or disengaged from the interior side of the door by a device which requires no key, special knowledge or effort.
 - 3. A straight dead bolt shall have a minimum throw of one inch and the embedment shall be not less than five-eighths inch into the holding device receiving the projected bolt. All dead bolts of locks which automatically activate two or more dead bolts shall embed at least one-half inch but need not exceed three-fourths inch into the holding devices receiving the projected bolts.
 - 4. A deadlocking latch shall be provided with a bolt projecting not less than five-eighths inches from the edge of the door in which it is installed.
 - 5. The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a dead bolt or dead bolts as set forth in subsection (B)(2) above.

EXCEPTIONS:

- a. The bolt or bolts need not be key operated but shall not be otherwise activated, from the exterior side of the door.
- b. The bolt or bolts may be engaged or disengaged automatically with the dead bolt or by another device on the active leaf or lower leaf.
- c. Manually-operated hardened bolts at the top and bottom of the leaf and which embed a minimum of one-half inch into the device receiving the projected bolt may be used when not prohibited by the Building Code or other laws and regulations.
- 6. Doorstops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb or joined by a rabbet.

7. Nonremovable pins shall be used in pin-type hinges which are accessible from the outside when the door is closed.
 8. Cylinder guards shall be installed on all mortise or rim-type cylinder locks installed in doors whenever the cylinder projects beyond the face of the door or when otherwise accessible to gripping tools.
 9. Unframed glass doors shall be of fully tempered glass not less than one-half inch thick.
 10. Narrow-framed glass doors shall be of fully tempered glass not less than one-quarter inch thick.
- C. **Sliding glass doors.** Sliding glass doors shall be equipped with locking devices. Cylinder guards shall be installed on all mortise or rim-type cylinder locks installed in doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.

§ 3606. Windows, or other openings.

- A. **General.** Windows, or other similar openings shall be constructed, installed and secured as set forth in this section.
- B. **Materials.** Only fully-tempered glass or approved metal bars, screens, or grills shall be used for any opening in which glass is utilized which is located within 40 inches of the locking device on a door.
- C. **Locking devices.** All windows or other openings which are designed to be opened shall be provided with locking devices.

§ 3608. Garages—Multiple dwellings. Whenever a development includes three or more dwelling units, all covered parking required by other provisions of the Huntington Beach Municipal Code shall be provided by fully-enclosed garages. Garage space for each tenant shall be separated by partitions of three-eighths-inch plywood or any approved equivalent with studs set not more than 24 inches apart on one side. Doors and windows in such garages shall be constructed, equipped and secured as required by this chapter. (2747-2/85, 2787-9/85, 2976-12/88, 3022-12/89, 3305- 12/95, 3422-7/99, 3573-10/02)

17.04.085170 Chapter 55 Methane District Regulations – Added a new Chapter

The Building Code is hereby amended by adding thereto new Chapter 55 entitled “Methane District Regulations” to read as follows:

§ 5501. Purpose. This Division sets forth the minimum requirements of the City of Huntington Beach for new building construction in the defined methane overlay districts. It is also the purpose of this chapter to reduce the hazards presented from accumulations of methane gas by requiring the appropriate testing and mitigation measures for all new buildings in the methane overlay districts.

§ 5502. Definitions. For the purposes of this division, the following definitions shall also be applied.

- A. **Flammable Gas** shall mean any gaseous substance capable of sustaining combustion or explosion.

- B. **Gas Detection System** shall mean one or more electrical devices capable of continuous monitoring for the presence of flammable gasses and containing an audible alarm capable of alerting occupants that a hazardous atmosphere exists. A part of the system shall be subject to building the system and all devices which are department and Fire Department approved.
- C. **Methane Gas** shall mean the hydrocarbon substance commonly known as “natural gas,” chemical formula CH₄. For the purposes of definition in this chapter, natural gas from the distribution system of a utility company is exempted and excluded from the scope of the application of the provisions of this chapter.
- D. **Methane Gas Overlay District** shall mean those districts within the City of Huntington Beach as defined in Section 5503.
- E. **Qualified Engineer** shall mean a civil engineer currently registered in the State of California and possessing experience in the design of subsurface gas control systems.
- F. **Vent System** shall mean a system or device which gathers or collects flammable gasses and releases these gasses in a specified manner and location.

§ 5503. Overlay Districts. Boundaries of the districts set forth herein are measured from centerline to centerline of indicated streets unless otherwise described, and are graphically depicted by the copy of the map designated “Methane Overlay Districts,” which is on file with the Fire Department.

The Methane District boundaries are as follows. Note that the directions of north, south, east, west, and similar directions are general in nature only.

District One: Saybrook Lane south from Edinger Avenue to Davenport Drive to Algonquin Street, south on Algonquin Street to Warner Avenue, east on Warner Avenue to Bolsa Chica Street, north on Bolsa Chica Street to Edinger Avenue, west on Edinger Avenue to Saybrook Lane.

District Two: All land on both sides of Pacific Coast Highway northwest from the City Boundary at the Santa Ana River to the City Boundary at the Bolsa Chica Bluffs, then following the City Boundary northeast to Edwards Street, Edwards Street north to Slater Avenue, Slater Avenue east to Gothard Street, Gothard Street south to Ellis Avenue, Ellis Avenue east to Newland Street, Newland Street south to Adams Avenue, Adams Avenue east to the City Boundary at the Santa Ana River, City Boundary south along the Santa Ana River to Pacific Coast Highway.

§ 5504. Plan Required. All proposed subdivisions, divisions of land, developments of property, and new buildings within the methane overlay districts shall be reviewed by the Fire Department. The Fire Chief may require a plan for the testing of site soils for the presence of methane gas. Such plan shall be subject to the approval of the Fire Department, and may include, but shall not be limited to, hammer probes, pneumatically driven probes, and core hole samples with monitoring for the presence of methane gas. The Fire Chief may require other actions as deemed necessary to ensure the safety of the development or building site.

§ 5505. Testing Required. Testing for the presence of methane gas shall be required to be carried out in accordance with the approved plan. Results of such testing shall be submitted to the Fire Department for review and analysis.

§ 5506. Mitigation Required. Anomalously high levels of methane gas in the near surface or subsurface soil layers may require mitigation before any grading, development, or building construction is allowed to take place. Such mitigation may include, but is not limited to, the venting of abandoned oil wells, underground gathering and collection systems for gasses, vent systems, and flared vent systems. Other systems, devices, or components may be required as deemed necessary by the Fire Chief in order to ensure the safety of the development and buildings.

If the mitigation measure does not reduce the soil concentrations of methane to an acceptable level, or if other contaminants are present in the methane at a level which poses a threat to health and safety, further development may be halted until such time as the site is rendered safe from these hazards.

§ 5507. Isolation Barriers Required. New buildings which fall under the provisions and requirements of this article may require the installation of a continuous, flexible, permanent, and non-permeable barrier, and shall be a type approved by the Fire Department.

§ 5508. Access. All methane gas mitigation systems required by this article shall be made accessible to City personnel for the purposes of monitoring, maintenance, and evaluation for effectiveness.

§ 5509. Areas Outside of Established Methane Overlay District Boundaries. Upon the determination of the Fire Department that hazard may exist from methane intrusion at a geographical location or area outside the boundaries established in Section 5503 above, the Fire Department may enforce any or all of the provisions of this article as deemed necessary by the Fire Chief to preclude potential hazards from fire or explosion from methane gas accumulations.

§ 5510. Additional Remedial Measures. If the concentration of flammable gas in any building in the City reaches or exceeds 25% of the minimum concentration which form an ignitable mixture with air at ambient temperature and pressure, the owner of such building shall hire a qualified engineer to investigate, recommend, and implement mitigating measures. Such measures shall be subject to the approval of the Fire Department. (3004-8/89, 3022-12/89, 3422-7/99)

SECTION 3**Chapter 17.07 RESIDENTIAL CODE**

Sections:

17.07.010	Adoption of the 2019 California Residential Code
17.07.020	Section R101.1 – amended
17.07.030	Section R103.1 – amended
17.07.040	Section R105.2 – amended
17.07.050	Section R105.3.1.1 – deleted
17.07.060	Section R105.3.2 – amended
17.07.070	Section R105.5 - amended
17.07.080	Section R106.1.6 – added
17.07.090	Section R106.1.7 – added
17.07.100	Section R106.1.8 – added
17.07.110	Section R108 – amended
17.07.120	Section R112.1 – amended
17.07.130	Section R301.1.3.2 – amended
17.07.140	Table R301.2(1) – amended
17.07.150	Footnote g to Table R301.2(1) – amended
17.07.160	Section R313.1 – amended
17.07.170	Section R313.2 – amended
17.07.180	Section R322 – amended
17.07.190	Section 902 – deleted and replaced
17.07.200	Chapter 36 Building Security – added
17.07.210	Chapter 55 Methane District Regulations – added

17.07.02010 Adoption

~~There is hereby adopted by the City Council by reference that certain code known as the 2016 California Residential Code, and the whole thereof, including Appendix H, entitled “Patio Covers,” and excepting all other appendices save and except those portions as are hereafter modified or amended.~~

The 2019 California Residential Code, and whole thereof, including Appendix H, entitled “Patio Covers”, Appendix V, entitled “Swimming Pool Safety Act”, and all national codes and standards referenced therein (codified in Part 2.5 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as though fully set forth at length herein, for the purpose of regulating and administering the erection,

construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of residential one- and two-family dwellings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach. (3894-12/10, 3995-12/13, 4108-12/16, xxxx-12/19)

17.07.04020 CRC Section R101.1 - Amended

CRC Chapter 1, Section R101.1 is hereby amended to read as follows:

R101.1 Title. ~~This chapter~~—These provisions shall be known as the “Huntington Beach Residential Code,” *Residential Code for One-and Two-family Dwellings of Huntington Beach*, may be cited as such, and will be referred to herein as “this Code.” (3894-12/10)

17.07.03530 CRC Chapter 1, Division II, Section R103.1 Enforcement Agency—Amended

CRC Chapter 1, Division II, Section R103.1 Enforcement Agency is hereby amended to read as follows:

R103.1 Enforcement Agency. The Department of Community Development Building Division ~~is the enforcing agency for these provisions~~ is hereby created and the official in charge thereof shall be known as the building official. (3894-12/10, 4108-12/16)

17.07.040 CRC Chapter 1, Division II, Section R105.2 Work Exempt From Permit—Amended

CRC Chapter 1, Division II, Section R105.2 Work Exempt From Permit is hereby amended to read as follows:

R105.2 Work exempt from permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, pagodas, gazebos and similar uses, provided the floor area does not exceed 120 square feet. Such structures shall comply with setback and height requirements of the Zoning Subdivision Ordinance and the Fire Code.
2. Masonry or Concrete Fences not over 42 inches high in height above lowest adjacent grade ~~or and all other fences architectural features not exceeding six 6 feet in height above the lowest adjacent grade~~ and not within required zoning setbacks or subject to review by the Fire Department.
Exception: Walls and fences less than 6 feet in height that are required as a condition of project approval, subject to review by the Fire Department, guard system or pool barrier system are required to have permits.
3. Oil derricks and tanks.

4. Retaining walls ~~which do not support~~ that are not over two 4 feet of earth in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks, platforms, decks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and not part of an accessible route.
7. Painting, papering, filing, carpeting, cabinets, counter tops and similar finish work.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings, other playground equipment and similar type recreational structures accessory to detached one-and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support in Group R-3 and U occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over ~~five~~ 5 feet nine 9 inches in height.
14. Flag poles, light poles and TV dishes in connection with a Group R, Division 3 occupancy and not exceeding 15 feet in height.
15. Re-roofing an area smaller than 100 square feet while satisfying all applicable application requirements.
16. Replacement doors and windows when the waterproofing membrane is not altered and emergency egress dimensions are equal to or better than the original permitted layout.
17. New roof penetrations less than 14" by 14" when no framing modifications or additions are required.

Unless provided by this Code, separate plumbing, electrical and mechanical permits will be required for the above- exempted items.

Any of the above items that are located in a Floodplain Overlay District, Environmentally Sensitive Area or subject to a discretionary Planning Division approval or as otherwise required by the Planning Division or any other authority/agency is not exempt from permits.

Electrical:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of this Code shall not apply to electrical equipment used for radio and television transmissions, but do

apply to equipment and wiring for a power supply and the installations of towers and antennas.

3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Temporary decorative lighting.
5. Replacement of attachment plug receptacles, but not the outlets therefor.
6. Replacement of general use snap switches.
7. Repair or replacement of any overcurrent device of the required capacity in the same location.
8. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
9. The wiring for temporary theater, motion picture or television stage sets.
10. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
11. Low-energy power, control and signal circuits of Classes II and III as defined in the electrical code.
12. Non-vehicle-mounted portable generators.
13. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable cooking or clothes drying appliance.
4. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation equipment or appliances.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new

material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
3. Repair or replacement of any plumbing fixture or appliance of the same type and size and in the same location. Exception: electric and fuel gas water heaters.
4. Replacement of any part that does not alter its approval or make it unsafe. (3894-12/10)

17.07.04550 CRC Chapter 1, Division II, Section R105.3.1.1—Deleted

CRC Chapter 1, Division II, Section R105.3.1.1, Determination of substantially improved or substantially damaged existing buildings in flood hazard areas, is hereby deleted. (3894-12/10)

17.07.05060 CRC Chapter 1, Division II, Section R105.3.2 Time Limitation of Application—Amended

CRC Chapter 1, Division II, Section R105.3.2 Time Limitation of Application is amended to read as follows:

R105.3.2 Time limitation of application. Applications for which no permit is issued within 180 days following the date of application shall expire automatically, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant in increments of 180 days subject to the following conditions:

1. The applicant shall submit an application every 180 days, accompanied by a plan review extension fee, established by resolution of the City Council.
2. Any plans that remain in plan review over 360 days shall meet all construction standards that are adopted at the time the permit is issued.
3. Plans may not remain in plan review more than 720 days except under extreme situations as approved by the building official. (3894-12/10)

17.07.05570 CRC Chapter 1, Division II, Section R105.5 Expiration—Amended

CRC Chapter 1, Division II, Section R105.5 Expiration is amended to read as follows:

R105.5 Expiration. Every permit issued shall become invalid unless the work ~~on the site~~ authorized by such permit is commenced within ~~180 days~~ 12 months after its issuance, ~~or if the work authorized on the site by such permit is suspended or abandoned for a period of or after commencement of work if more than 180 days after the time the work is commenced~~ pass between inspections. Work shall be considered suspended or abandoned if substantial approval of one of the required progress inspections is not accomplished every 180 days. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after one year, the permittee

shall pay a new full permit fee. The building official is authorized to grant, in writing one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

~~The permittee holding an unexpired permit may apply for an extension. The building official may extend the time for actions by the permittee for a period not exceeding 180 days upon written application by the permittee. Permits shall not be extended more than once except under extreme situations and when approved by the building official. (3894-12/10)~~

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

17.07.080 CRC Chapter 1, Division II, Section R106 Construction Documents – Added:

CRC Chapter 1, Division II, Section R106 Construction Documents a new Subsection R106.1.6 is added to read in its entirety as follows:

R106.1.6 Building Security. The construction drawings shall show conformance with the Building Security provisions in Building Code Chapter 36 as amended in 17.04.080.

17.07.090 CRC Chapter 1, Division II, Section R106 Construction Documents – Added:

CRC Chapter 1, Division II, Section R106 Construction Documents a new Subsection R106.1.7 is added to read in its entirety as follows:

R106.1.7 Methane Overlay District. New building construction in the defined methane overlay districts shall comply with the Building Code Chapter 55 as amended in 17.04.085 and with the Huntington Beach Fire Code.

17.07.100 CRC Chapter 1, Division II, Section R106 Construction Documents – Added:

CRC Chapter 1, Division II, Section R106 Construction Documents a new Subsection R106.1.8 is added to read in its entirety as follows:

R106.1.8 Soils report. A Soil report shall be submitted with all permit applications for new construction and additions. Soil Reports shall be prepared by a professional engineer licensed by the State to prepare such reports. The Building Official may waive this requirement if he/she finds that the scope of work applied for does not necessitate a soil report.

17.07.075110 CRC Chapter 1, Division II, Section R108 Fees—Amended

Chapter 1, Division II, Section 108 is hereby amended to read in its entirety as:

§ R108.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The building official may allow temporary exceptions.

§ R108.1.1 Plan review fees. When a plan or other data is required to be submitted, a plan review fee shall be paid. This fee shall be paid at the time of submitting plans and specifications for plan review. Said plan review fees shall be established by resolution of the City Council.

§ R108.1.2 Permit fees. The fee shall be paid at permit issuance. The standard for determination of value or valuation of the project shall be made by the building official and as established by resolution of the City Council.

§ R108.1.3 Miscellaneous service fees. Whenever an application is made for all other services, a fee for the service in an amount established by resolution of the City Council shall be paid to the City.

§ R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by resolution of the City Council.

§ R108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official and established by resolution of the City Council.

§ R108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee established by resolution by the City Council that shall be in addition to the required permit fees.

§ R108.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

§ R108.6 Refunds. The building official may authorize the refund of any fee paid hereunder for work that was not performed or for fees that were collected erroneously as established by resolution of the City Council. (3894-12/10)

17.07.120 CRC Chapter 1, Section R112.1 Board of Appeals General—Amended:

CRC Chapter 1, Section R112.1 is hereby amended to read in its entirety as follows:

R112.1 General. In order to hear and decide appeals of the orders, decisions or determinations made by the building official relative to the application and interpretation

of this code, there shall be and hereby created a board of appeals. The board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the appeals board.

17.07.065130 CRC Chapter 3, Section R301.1.3.2 Engineered Design—Amended

CRC Subsection R301.1.3.2 is hereby amended to read in its entirety as follows:

~~The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than two stories and basement in height located in Seismic Design Category A, B, or C. Notwithstanding other sections of the law, the law establishing these provisions is found in Business and Professions Code Sections 5537 and 6737.1.~~

R301.1.3.2. Woodframe structures greater than two-stories. The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than ~~one~~ two story stories in height or with basement located in Seismic Design Category D0, D1, D2, or E. Notwithstanding other sections of law, the law establishing these provisions is found in Business and professions Code Section 5537 and 6737.1. (3894-12/10)

17.07.070140 CRC Chapter 3, Table R301.2(1) Climatic and Geographic Design Criteria—Amended

TABLE R301.2(1)

GROUND SNOW LOAD ^o	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT ^h REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	SPEED ^d (mph)	TOPOGRAPHIC EFFECTS ^k		WEATHERING ^a	FROST LINE DEPTH ^b	TERMITE ^c					
Zero	85-110	No	D ₂ or E	Negligible	12-24"	Very Heavy	43	No	See Footnote g	0	60

MANUAL J DESIGN CRITERIAⁿ

Elevation	Latitude	Winter Heating	Summer Cooling	Altitude Correction Factor	Indoor Design Temperature	Design Temperature Cooling	Heating Temperature Difference
40	34	41	80	1.00	70	75	
Cooling Temperature Difference	Wind Velocity Heating	Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity	
7			68	14	5	75	

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

- a. ~~Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this Code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.~~
- b. ~~The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.~~
- c. ~~The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.~~
- d. ~~The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)(5)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.~~
- e. ~~Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.~~
- f. ~~The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.~~
- g. ~~The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.~~
 - (a) ~~The City entered NFIP in 1983 (adopted flood regulations on March 10, 1981).~~
 - (b) ~~Latest flood insurance study was on December 3, 2009.~~
 - (c) ~~The panel numbers and dates of all effective FIRMs and FBFMs, effective date shall be December 3, 2009:~~
 - i. ~~1185~~
 - ii. ~~1195~~
 - iii. ~~2275~~
 - iv. ~~2295~~
 - v. ~~2315~~
 - vi. ~~2325~~
 - vii. ~~2335~~
 - viii. ~~2345~~
 - ix. ~~2415~~
 - x. ~~2425~~
 - xi. ~~2445~~
 - xii. ~~2515~~
 - xiii. ~~2535~~
 - xiv. ~~2615~~

xv. — 2625

xvi. — 2635

xvii. — 2645

- h. ~~In accordance with Sections R905.2.7.1 R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."~~
- i. ~~The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index USA Method (Base 32°)" at www.nedc.noaa.gov/fpsf.html.~~
- j. ~~The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index USA Method (Base 32°F)" at www.nedc.noaa.gov/fpsf.html.~~
- k. ~~In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table. (3894-12/10)~~

17.07.150 Amendment to Table R301.2(1) Footnote g.

Table R301.2(1) footnote g is amended to read as follows:

Section Table R301.2(1) Footnote g. For the latest information regarding City's FIRM Maps for Flood Hazard Locations, City's entry into the National Flood Insurance Program, dates of the Flood Insurance Study, and Panel Numbers (copies of which are on file in the Office of the City's Community Development Department) visit Flood Information section in the Community Development Home Page at:
<http://www.huntingtonbeachca.gov/government/departments/planning/flood/index.cfm>

17.07.072160 CRC Chapter 3, Section R313.1 Townhouse Automatic Fire Sprinkler Systems, Exemption— Amended

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses per Huntington Beach Fire Code Chapter 17.56.

Exception: For additions and alterations to existing townhomes, see Huntington Beach Municipal Fire Code Chapter 17.56. (3894-12/10)

17.07.073170 CRC Chapter 3, Section R313.2 One- and Two-Family Dwellings Automatic Fire Sprinkler Systems, Exemption—Amended.

R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings per Huntington Beach Fire Code Chapter 17.56.

Exception: For additions and alterations to existing one- and two-family dwellings, see Huntington Beach ~~Municipal~~ Fire Code Chapter 17.56. (3894-12/10)

17.07.180 CRC Section R322.1 Flood-Resistant Construction General – Amended:

Section R322.1 General is hereby amended to read as follows:

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the most restrictive provisions contained in the Floodplain Overlay District in the Zoning and Subdivision Ordinance Chapter 222, Local Coastal Program or this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

17.07.075 CRC Chapter 3, Section R403.1.3 Seismic Reinforcing, Exception— Deleted

~~CRC Chapter 3, Section R403.1.3 Seismic Reinforcing, Exception is hereby deleted. (3894-12/10)~~

17.07.080 CRC Chapter 4, Section R405.1 Concrete or Masonry Foundations, Exception— Deleted

~~CRC Chapter 4, Section R405.1 Concrete or Masonry Foundations, Exception is hereby deleted. (3894-12/10)~~

17.07.085 CRC Chapter 5, Section R506.1 General— Amended

~~Concrete slab on-ground floors shall be a minimum 3.5 inches (89 mm) thick and shall be provided with minimum reinforcing equal to 6 x 6 x W1.4 welded wire fabric (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2. (3894-12/10)~~

17.07.190 Section R902 Fire Classification- Deleted

Section R902 is amended in its entirety and replaced by California Building Code Section 1505 as amended in Huntington Beach Municipal Code Sections 17.04.140 through 17.04.150.

17.07.090200 Chapter 45 Building Security—Added

The Residential Code is hereby amended by adding thereto new Chapter 45 entitled, "Building Security," to read as follows: Building Security shall comply with Building Code Chapter 36 as amended in 17.04.160.

~~§ 3601. Purpose.~~ The purpose of this chapter is to establish minimum standards of construction for protection against unlawful entry.

~~§ 3602. Alternative security provisions.~~ When approved by the building official, site security systems may be provided in lieu of the specific security provisions of Section 3608, "Garages—Multiple dwellings."

~~§ 3603. Definitions.~~ For the purpose of this chapter, certain terms used herein are defined as follows:

~~"Cylinder guard" means a hardened ring surrounding the exposed portion of the lock cylinder or other device which is so fastened as to protect the cylinder from wrenching, prying, cutting or pulling by attack tools.~~

~~"Deadlocking latch" means a latch in which the latch bolt is positively held in the projected position by a guard bolt, plunger or auxiliary mechanism.~~

~~"Dead bolt" means a bolt which has no automatic spring action and which is operated by a key cylinder, thumb turn, or level, and is positively held fast when in the projected position.~~

~~"Latch" means a device for automatically holding a door shut after being closed.~~

~~"Light" means any glazed opening whether glazed with glass, plastic, metal, wood or composition sheets or panels, or similar materials, and shall include windows, skylights, view ports or view panels and similar openings.~~

~~§ 3604. Entry vision.~~ All main or front entry doors to R occupancies shall be arranged so that the occupant has a view of the area immediately outside without opening the door. Such view may be provided by a door viewer or view port or by window or other opening located and constructed as required by this chapter. Such area shall be provided with a light.

~~§ 3605. Doors.~~

~~D. General.~~ A door forming a part of the enclosure of a dwelling unit or of an area of a building occupied by one tenant shall be constructed, installed, and secured as set forth in this section.

~~E. Swinging doors.~~

~~10. Swinging wooden doors which can be opened from the inside without using a key shall be of solid core construction. Lights in doors shall be as set forth in this chapter.~~

~~11. A single swinging door, the active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a dead bolt and deadlocking latch. The dead bolt and latch may be activated by one lock or by individual locks. Dead bolts shall contain hardened inserts, or equivalent, designed to repel cutting tool attack. The lock or locks shall be key operated from the exterior side of the door~~

and engaged or disengaged from the interior side of the door by a device which requires no key, special knowledge or effort.

- ~~12. A straight dead bolt shall have a minimum throw of one inch and the embedment shall be not less than five eighths inch into the holding device receiving the projected bolt. All dead bolts of locks which automatically activate two or more dead bolts shall embed at least one half inch but need not exceed three fourths inch into the holding devices receiving the projected bolts.~~
- ~~13. A deadlocking latch shall be provided with a bolt projecting not less than five eighths inches from the edge of the door in which it is installed.~~
- ~~14. The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a dead bolt or dead bolts as set forth in subsection (B)(2) above.~~

EXCEPTIONS:

- ~~d. The bolt or bolts need not be key operated but shall not be otherwise activated, from the exterior side of the door.~~
- ~~e. The bolt or bolts may be engaged or disengaged automatically with the dead bolt or by another device on the active leaf or lower leaf.~~
- ~~f. Manually operated hardened bolts at the top and bottom of the leaf and which embed a minimum of one half inch into the device receiving the projected bolt may be used when not prohibited by the Building Code or other laws and regulations.~~
- ~~15. Doorstops on wooden jambs for in swinging doors shall be of one piece construction with the jamb or joined by a rabbet.~~
- ~~16. Nonremovable pins shall be used in pin type hinges which are accessible from the outside when the door is closed.~~
- ~~17. Cylinder guards shall be installed on all mortise or rim type cylinder locks installed in doors whenever the cylinder projects beyond the face of the door or when otherwise accessible to gripping tools.~~
- ~~18. Unframed glass doors shall be of fully tempered glass not less than one half inch thick.~~
- ~~19. Narrow framed glass doors shall be of fully tempered glass not less than one quarter inch thick.~~
- ~~F. Sliding glass doors. Sliding glass doors shall be equipped with locking devices. Cylinder guards shall be installed on all mortise or rim type cylinder locks installed in doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.~~

§ 3606. Windows, or other openings.

- ~~D. General. Windows, or other similar openings shall be constructed, installed and secured as set forth in this section.~~
- ~~E. Materials. Only fully tempered glass or approved metal bars, screens, or grills shall be used for any opening in which glass is utilized which is located within 40 inches of the locking device on a door.~~
- ~~F. Locking devices. All windows or other openings which are designed to be opened shall be provided with locking devices.~~

~~§ 3608. Garages—Multiple dwellings. Whenever a development includes three or more dwelling units, all covered parking required by other provisions of the Huntington Beach Municipal Code shall be provided by fully enclosed garages. Garage space for each tenant shall be separated by partitions of three eighths inch plywood or any approved equivalent with studs set not more than 24 inches apart on one side. Doors and windows in such garages shall be constructed, equipped and secured as required by this chapter. (3995-12/13)~~

17.07.210 Methane District Regulations - Added

The Residential Code is hereby amended by adding thereto new Chapter 55 entitled "Methane District Regulations" to read as follows: Projects in Methane District shall comply with Building Code Chapter 55 as amended in 17.04.170 and with the Huntington Beach Fire Code.

SECTION 4**Chapter 17.40 MECHANICAL CODE**

Sections:

- 17.40.010 Adoption of the 2019 California Mechanical Code
- 17.40.020 Section 101.1 – amended
- 17.40.030 Chapter 1 deleted and replaced with CBC Chapter 1, Division II

17.40.010 Adoption

~~There is hereby adopted by the City Council by reference that certain code known as the 2016 California Mechanical Code, and the whole thereof, including Appendices A, B, and C, except as hereinafter provided but excluding Chapters 1 and 14 thereof.~~

The 2019 California Mechanical Code, and whole thereof, including Appendices A, B, and C, except as hereinafter provided but excluding Chapters 1 and 14 thereof (codified in Part 4 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of protecting public health and safety by prescribing by minimum standards for the use, design and installation of heating, ventilating, comfort-cooling equipment and refrigeration systems; by requiring a permit and inspection for the installation, alteration and replacement of said equipment. From the date on which this chapter takes effect, the provisions thereof shall be controlling within the corporate limits of the City of Huntington Beach. (2747- 6/85, 2976-12/88, 3022-12/89, 3147-7/92, 3312-2/96, 3425-7/99, 3574-10/02, 3790-1/08, 3895-12/10, 3999-12/13, 4110-12/16, xxxx-12/19)

17.40.020 Title

CMC Chapter 1, ~~Subsection~~ Section 101.1 is hereby amended to read as follows:

101.1 Title. This ~~chapter~~ document shall be known as the “Huntington Beach Mechanical Code,” may be cited as such, and will be referred to herein as “this Code.” (1938-10/74, 2431-7/80, 2747-6/85)

17.40.02530 Administration - Amended

~~For administrative provisions of the code see Chapter 1 of the Huntington Beach Building Code~~ The administrative provisions shall be as provided for in the California Building

Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Section 17.04 of the Huntington Beach Municipal Code. (3892-12/10)

SECTION 5**Chapter 17.44 PLUMBING CODE**

Sections:

17.44.010	Adoption of the 2019 California Plumbing Code
17.44.020	Section 101.1 – amended
17.44.030	Chapter 1 deleted and replaced with CBC Chapter 1, Division II
17.44.040	Section 312.1 - amended

17.44.010 Adoption

~~There is hereby adopted by the City Council by reference that certain code known as the 2016 California Plumbing Code, and the whole thereof, including Appendices A, D, E, and I except as hereafter provided, but excluding Chapter 1, entitled “Administration.”~~

The 2019 California Plumbing Code, and whole thereof, including Appendices A, D, E, and I, except as hereinafter provided, but excluding Chapters 1, entitled “Administration” (codified in Part 5 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5 as fully as though set forth at length herein for the purpose of prescribing regulations governing the installation, alteration, repair and maintenance of plumbing and drainage systems. From the date on which this chapter takes effect, the provisions of said code, together with amendments thereto, shall be controlling within the corporate limits of the City of Huntington Beach. (1937-10/74, 2089-8/76, 2431-7/80, 2747-2/85, 2976-12/88, 3022-12/89, 3147-7/92, 3426-7/99, 3790-1/08, 3896-12/10, 4000-12/13, 4111-12/16, ~~xxxx-12/19~~)

17.44.020 Title

CPC Chapter 1, ~~Subsection~~ Section 101.1 is hereby amended to read as follows:

101.1 Title. This ~~chapter document~~ shall be known as the “Huntington Beach Plumbing Code,” may be cited as such, and will be referred to herein as “this Code.” (1409-5/68, 1630-2/71, 1937-10/74, 2431-7/80, 2747-2/85, 2976-12/88)

17.44.02230 Administration

~~For administrative provisions of this Code, see Chapter 1 of the Huntington Beach Building Code~~ The administrative provisions shall be as provided for in the California Building

Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Section 17.04 of the Huntington Beach Municipal Code. (3896-12/10)

17.44.025 Section 422.5 Toilet Facilities for Workers

Section 422.5 is hereby amended by adding the following:

~~422.5 Toilet facilities for workers. Suitable toilet facilities shall be provided and maintained in a sanitary condition for the use of workers during construction. Such toilet facilities shall be located upon or within a reasonable distance of the lot, premises, or site upon which such work is being done. In no case shall the line of travel to any toilet facility exceed 500 feet.~~

~~(3147-7/92, 3575-10/02, 3790-1/08, 3896-12/10, 4000-12/13)~~

17.44.03540 Section 312 Materials Protection of Piping, Materials and Structures

Section 312.1 of Section 312 of CPC is hereby amended to read in its entirety as follows:

~~Protection of piping, materials and structures~~

Section 312.1 General. All underground copper piping and PEX tubing installed in a potable water system throughout the City limits must be completely sleeved with a minimum six millimeter polyvinyl sleeve. (3147-7/92, 3309-12/95, 3426-7/99, 3575-10/02, 3790-1/08, 3896-12/10, 4000-12/13)

SECTION 6**Chapter 17.46 SWIMMING POOL, SPA AND HOT TUB CODE**

Sections:

17.46.010	Adoption of the 2018 Uniform Swimming Pool, Spa and Hot Tub Code
17.46.020	Section 101.1 – amended
17.46.030	Chapter 1 deleted and replaced with CBC Chapter 1, Division II
17.46.040	Section 108 – added
17.46.050	Chapter 2 Definitions – added
17.46.060	Subsection 301.2.4 – amended
17.46.070	Section 402.2 – amended
17.46.080	Section 512.1 – amended
17.46.090	Section 803 – deleted and replaced

17.46.010 Adoption

There is hereby adopted by the City Council by reference that certain code known as the Uniform Swimming Pool, Spa and Hot Tub Code (USPSHTC), compiled by the International Association of Plumbing and Mechanical Officials, being particularly the ~~2015~~ 2018 edition thereof and the whole thereof, except as hereafter provided excluding Chapter 1, “Administration.”

Such code, and amendments thereto, are hereby adopted and incorporated pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5 as fully as though set out at length herein for the purpose of protecting public health and safety by prescribing minimum standards for the use, design and installation of swimming pool, spa and hot tub systems; by requiring a permit and inspection for installation, alteration and replacement of said systems. From the date on which this chapter takes effect, the provisions thereof shall be controlling within the corporate limits of the City of Huntington Beach. (3147-7/92, 3310-12/95, 3427-7/99, 3898- 12/10, 4001-12/13, 4112-12/16, ~~xxx-12/19~~)

17.46.020 Title

Uniform Swimming Pool, Spa and Hot Tub Code Chapter 1, Section 101.1 is hereby amended to read as follows:

101.1 Title. This document shall be known as the Uniform Swimming Pool, Spa, and Hot Tub Code of Huntington Beach, may be cited as such, and will be referred to herein as “this Code.”

17.46.01530 Administration

For administrative provisions of this Code, see Chapter 1 of the Huntington Beach Building Code Except as amended below, the administrative provisions shall be as provided for in

the California Building Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Section 17.04 of the Huntington Beach Municipal Code. (3898-12/10)

17.46.40 Authority to Abate

New Section 108 Authority to Abate is hereby added to read as follows:

- A. It shall be unlawful and is hereby declared to be a public nuisance for any person owning, leasing, occupying or having charge of any residential property in the City to maintain such premises in such a manner that any of the following conditions are found to exist thereon:
 1. The failure to secure and maintain from public access all doorways, gate access and other openings, with regards to the barrier requirements of this Code.
 2. Uncleanliness of swimming pool water as determined by the building official. All swimming pool and spa water shall be maintained in a clear condition which is free of algae, insects, debris and in a sanitary condition. The entire floor of the swimming pool shall be clearly visible.
- B. Where a nuisance exists, the building official shall require the nuisance or violation to be abated and where necessary, shall seek such abatement in the manner provided by law.

(3147-7/92, 3898-12/10)

17.46.02050 Definitions

Chapter 2 of the USPSHTC is hereby amended by adding or modifying the following definitions:

~~§ 204 Barrier~~ – ~~A fence, wall, building wall or a combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool.~~

§209 Grade (surface) - The underlying surface such as earth or a walking surface.

§218 Portable - A non-permanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating equipment are an integral part of the product and which is cord connected (not permanently electrically wired).

§221 Swimming Pool - A swimming pool is any body of water having a depth exceeding 18 inches at any point, constructed, fabricated or installed for swimming, bathing or wading purposes. This includes in-ground, above- ground and on-grade pools, spas and hot tubs.

(3147-7/92, 3310-12/95, 3576-10/02, 3898-12/10)

17.46.08060 Installation of Fuel Gas Piping

Chapter 5 3, Subsection 301.2.4 is amended to read as follows:

Chapter 5. 301.2.4 Fuel Gas Piping. Fuel gas piping shall be installed in accordance with the requirements of the Huntington Beach Plumbing and Mechanical Codes.

(3147-7/92, 3310-12/95, 3427-7/99)

17.46.025 Pool, Spa and Hot Tub Outlets

Section 309.4 is hereby amended to read as follows:

§ 309.4 Pool, Spa and Hot Tub Outlets. When ever a building permit is issued for the construction of a new swimming pool or spa, the pool or spa shall meet all of the following requirements:

- 1) The suction outlet of the pool or spa for which the permit is issued shall be equipped to provide circulation throughout the pool or spa as prescribed in paragraph (2).
- 2) The swimming pool or spa shall have at least two circulation drains per pump that shall be hydraulically balanced and symmetrically plumbed through one or more "T" fittings, and that are separated by a distance of at least three feet in any dimension between the drains. Suction outlets that are less than 12 inches across shall be covered with anti-entrapment grates, as specified in the ASME/ANSI Standard A 112.19.8, that cannot be removed except with the use of tools. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers.
- 3) Any backup safety system that an owner of a new swimming pool or spa may choose to install in addition to the requirements set forth in subdivisions (a) and (b) shall meet the standards as published in the document, "Guidelines for Entrapment Hazards: Making Pools and Spas Safer," Publication Number 363, March 2005, United States Consumer Product Safety Commission.
- 4) Whenever a building permit is issued for the remodel or modification of an existing swimming pool, toddler pool, or spa, the permit shall require that the suction outlet of the existing swimming pool, toddler pool, or spa be upgraded so as to be equipped with an anti-entrapment cover meeting current standards of the American Society for Testing and Materials (ASTM) or the American Society of Mechanical Engineers (ASME).

Sections 309.4.1, 309.4.2, 309.4.3 and 309.4.4 are hereby deleted. (3898-12/10)

17.46.030 Wastewater Disposal

Section 313.1 is hereby amended the following exception:

§ 313.1 Exception: Spas and hot tubs under 750 gallons shall not be required to discharge into a sewer. (3147-7/92, 3310-12/95, 3427-7/99, 3898-12/10)

17.46.050 Pool Enclosures and Barriers

Section 324 is hereby added to read as follows:

- A. Any swimming pool, hot tub, spa or similar outdoor body of water intended for swimming or recreational bathing, 18 inches or more in depth, shall contain an enclosure or barrier to conform to the following requirements:

Exception: Spas and hot tubs of less than 750 gallons may have a rigid locking cover to substitute for other barriers.

1. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier which faces away from the swimming pool.

- ~~2. Openings in the barrier shall not allow passage of a four-inch diameter sphere. Shrubs, trees, or landscape materials cannot be considered as part of the barrier.~~
 - ~~3. Solid barriers, such as masonry or concrete, or stone walls shall not contain indentations, or protrusions closer than 45 inches apart vertically, horizontally, or from top of wall, except for tooled masonry joints.~~
 - ~~4. Any configuration providing ladder-like access allowing illegal entry to the pool area shall be prohibited. Ladder-like access shall mean any method or action such as climbing, crawling, pushing, jumping or other means to gain access to a pool or spa area.~~
 - ~~5. Where the barrier is composed of horizontal and vertical members, the distance between the tops of the horizontal members shall be 45 inches or more. Openings between vertical members shall not exceed four inches.~~
 - ~~6. Maximum mesh size for chain link fences shall be a one and a quarter inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than one and three quarters inches, the wire shall be not less than nine gauge.~~
 - ~~7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall be no more than one and three quarters inches.~~
 - ~~8. All required pool fence and gate enclosures shall extend to within two inches of firm soil or pavement. All access gates shall be constructed in compliance with all requirements stipulated for pool fences in paragraphs 1 through 7 above, and shall be equipped to accommodate a locking device. Access gates shall open outward away from the pool, spa, or hot tub, and shall be self-closing and have a self-latching device. The release mechanism of the self-latching device is to be located not less than 60 inches from the bottom of the gate or adjoining grade.~~
 - ~~9. The barriers and all self-closing and self-latching devices, required by this section, shall be installed and in proper working order before any water is placed in the pool.~~
 - ~~10. A dwelling or appurtenant structure may be used as a part of the required enclosure.~~
 - ~~11. Equivalent barriers may be approved on a case by case basis.~~
- ~~(3147 7/92, 3310 12/95, 3427 7/99, 3576 10/02, 3898 12/10)~~

17.46.055 Additional Single-Family Residential Barrier Requirements

Section 324.1 is hereby added to read as follows:

§ 324.1 Single Family Residential Barrier Requirements. Whenever a construction permit is issued for construction of a new swimming pool or spa, or a construction permit is issued for remodeling of an existing swimming pool or spa, at a private, single family home it shall be equipped with at least one of the following seven drowning prevention safety features:

- ~~1. The pool shall be isolated from the home by a barrier conforming to Section 17.46.050 HBMC.~~

- ~~2. The pool shall be equipped with an approved safety pool cover that meets all of the requirements of ASTM Specification F 1346.~~
 - ~~3. The residence shall be equipped with exit alarms listed in accordance with UL 2017 on those doors providing direct access to the pool, including garage exit doors.~~
 - ~~4. All doors providing direct access from the home or garage to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.~~
 - ~~5. The swimming pool shall incorporate removable mesh pool fencing that meets ASTM Specification F 2286 standard in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.~~
 - ~~6. Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to comply with ASTM Standard F 2208 "Standard Specification for Pool Alarms" which includes surface motion, pressure, sonar, laser and infrared type alarms. For purposes of this article, "swimming pool alarms" shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child becomes submerged in water.~~
 - ~~7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Mechanical Engineers (ASME) as determined by the building official.~~
- (3427 7/99, 3898 12/10)

17.46.060 Construction Requirements

Section 325 is hereby amended to read as follows:

~~All swimming pool construction shall be in conformance with engineered design for expansive soils, unless a soils report by a registered engineer, approved by the building official, indicates otherwise.~~

(3147 7/92, 3427 7/99)

17.46.070 Authority to Abate

Section 326 is hereby added to read as follows:

- ~~C. It shall be unlawful and is hereby declared to be a public nuisance for any person owning, leasing, occupying or having charge of any residential property in the City to maintain such premises in such a manner that any of the following conditions are found to exist thereon:~~
- ~~3. The failure to secure and maintain from public access all doorways, gate access and other openings, with regards to the barrier requirements of this Code.~~
 - ~~4. Uncleanliness of swimming pool water as determined by the building official. All swimming pool and spa water shall be maintained in a clear condition which is free of algae, insects, debris and in a sanitary condition. The entire floor of the swimming pool shall be clearly visible.~~

~~D. Where a nuisance exists, the building official shall require the nuisance or violation to be abated and where necessary, shall seek such abatement in the manner provided by law.~~
(3147-7/92, 3898-12/10)

17.46.070 Structural Design

Section 402.3 is hereby amended to read as follows:

Swimming pools shall be designed to withstand anticipated stresses under both full and empty conditions, taking into consideration climatic, hydrostatic, seismic, geotechnical, and integration of the pool with other structural conditions. All swimming pool construction shall be in conformance with engineered design for expansive soils, unless a soils report by a registered engineer, approved by the building official, indicates otherwise.
(3147-7/92, 3427-7/99)

17.46.080 Installation of Fuel Gas Piping

Chapter 5 is amended to read as follows:

~~**Chapter 5.** Fuel gas piping shall be installed in accordance with the requirements of the Huntington Beach Plumbing Code.~~
(3147-7/92, 3310-12/95, 3427-7/99)

17.46.080 Wastewater Disposal - Amended

Section 512.1 General is hereby amended by adding the following exception:

512.1 Exception: Spas and hot tubs under 750 gallons shall not be required to discharge into a sewer.

17.46.090 – Barrier Requirements - Amended

Section 803.0 Barrier Requirements is deleted in its entirety and replaced with Section 3109 of the California Building Code as amended by Huntington Beach Municipal Code Chapter 17.04.

SECTION 7**Chapter 17.48 ELECTRICAL CODE**

Sections:

17.48.010	Adoption of the 2019 California Electrical Code
17.48.020	Section 101.1 – amended
17.48.030	Chapter 1 deleted and replaced with CBC Chapter 1, Division II
17.46.040	Section 250.52(A)(5) - amended

17.48.010 Adoption

There is hereby adopted by the City Council by reference that certain code known as the 2016 2019 California Electrical Code, ~~excepting Article 89~~ and except as hereafter provided.

Such code is hereby adopted and incorporated pursuant to Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5 for the purpose of prescribing regulations governing the installation, alteration, repair and maintenance of all electrical installations in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict therewith. From the date on which this chapter takes effect, the provisions of said code, together with amendments thereto, shall be controlling within the corporate limits of the City of Huntington Beach. (2787-9/85, 2976-12/88, 3022-12/89, 3115-6/91, 3311-12/95, 3428- 7/99, 3577-10/02, 3719-8/05, 3790-1/08, 3897-12/10, 4002-11/13, 4113-12/16, xxxx-12/19)

17.48.020 Title

CEC Chapter 1, Section 101.1 is hereby amended to read as follows:

~~This chapter~~ These regulations shall be known as the “Huntington Beach Electrical Code,” may be cited as such, and will be referred to herein as “this Code.” (2787-9/85)

17.48.02530 Administration

~~For administrative provisions of this Code see Title 1 of the Huntington Beach Building Code~~ The administrative provisions shall be as provided for in the California Building Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Section 17.04 of the Huntington Beach Municipal Code. (3897-12/10)

17.48.040 Grounding Electrodes

Section 250.52(A)(5), Rod and pipe electrodes, is amended to read as follows:

250.52(A)(5) Rod and Pipe Electrodes. Rod electrodes shall not be less than 2.5m (8 ft.) in length, and shall consist of the following materials:

- a) Permanent rod electrodes shall be stainless steel.
- b) Temporary rod electrodes for temporary construction power poles may be copper or copper clad.

- c) Stainless steel rods less than 15.87 mm (5/8 in.) in diameter and nonferrous rods shall be listed and shall not be less than 13mm (1/2 in.) in diameter.
(3719-8/05, 3897-12/10)

SECTION 8

Chapter 17.49 ENERGY CODE

Sections:

17.49.010 Adoption of the 2019 California Energy Code

17.49.010 Adoption

The 2019 California Energy Code (codified in Part 6 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

SECTION 9

Chapter 17.50 HISTORICAL BUILDING CODE

Sections:

17.50.010 Adoption of the 2019 California Historical Building Code

17.50.010 Adoption

The 2019 California Historical Building Code (codified in Part 8 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

SECTION 10

Chapter 17.51 EXISTING BUILDING CODE

Sections:

- 17.51.010 Adoption of the 2019 California Existing Building Code
- 17.51.020 Section [A] 101.1 – amended
- 17.51.030 Chapter 1, Division II deleted and replaced with CBC Chapter 1, Division II

17.51.010 Adoption

The 2019 California Existing Building Code (codified in Part 10 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

17.51.020 Title - amended

Section [A] 101.1 is hereby amended to read as follows:

These regulations shall be known as the “Existing Building Code of Huntington Beach, may be cited as such, and hereinafter referred to as “this Code.”

17.51.030 Administration - amended

Chapter 1, Division II, Sections 101 through 115 shall be as provided for in the California Building Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Section 17.04 of the Huntington Beach Municipal Code.

SECTION 11

Chapter 17.52 GREEN BUILDING STANDARDS CODE

Sections:

17.52.010 Adoption of the 2019 California Green Building Standards Code

17.53.010 Adoption

The 2019 California Green Building Standards Code (codified in Part 11 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

SECTION 12

Chapter 17.52 REFERENCED STANDARDS CODE

Sections:

17.53.010 Adoption of the 2019 California Referenced Standards Code

17.53.010 Adoption

The 2019 California Referenced Standards Code (codified in Part 12 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

SECTION 13**Chapter 17.60 SOLAR, ENERGY AND HYDRONICS AND GEOTHERMAL CODE**

Sections:

17.60.010	Adoption of the 2018 Uniform Solar, Hydronics And Geothermal Code
17.60.020	Title – amended
17.60.030	Chapter 1 – removed and replaced with CBC Chapter 1, Division II
17.60.040	Chapter 10 - amended

17.60.010 Adoption

There is hereby adopted by the City Council by reference that certain code known as the Uniform Solar, ~~Energy and Hydronics and Geothermal~~ Code, compiled by the International Association of Plumbing and Mechanical Officials, being particularly the ~~2015~~ 2018 Edition thereof and the whole thereof, except as hereafter provided, excluding Chapter 1, “Administration.”

Such code, and amendments thereto, are hereby adopted and incorporated pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5 as though fully set out at length herein for the purpose of protecting public health and safety by prescribing minimum standards for the use, design and installation of solar energy systems; by requiring a permit and inspection for installation, alteration and replacement of said equipment. From the date on which this chapter takes effect, the provisions thereof shall be controlling within the corporate limits of the City of Huntington Beach. (2178-4/77, 2431-7/80, 2787-9/85, 2976-12/88, 3022-12/89, 3147-7/92, 3308-12/95, 3429-7/99, 3899- 12/10, 4003-12/13, 4114-12/16, ~~xxxx-12/19~~)

17.60.020 Title - amended

This chapter shall be known as the “Huntington Beach ~~Solar Energy and Hydronics Code~~ Solar, Hydronics And Geothermal Code,” may be cited as such and will be referred to herein as “this Code.” (2178-4/77, 2431-7/80, 3022-12/89, 4114-12/16)

17.60.01530 Administration - amended

~~For administrative provisions of this Code see Chapter 1 of the Huntington Beach Building Code~~ The administrative provisions shall be as provided for in the California Building Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Section 17.04 of the Huntington Beach Municipal Code. (3899-12/10)

17.60.02540 Electrical - amended

Chapter 10 is amended to read as follows:

Chapter 10. Electrical installations shall be in accordance with the requirements of the Huntington Beach Electrical Code.
(3899-12/10)