

CITY OF LONG BEACH

BEAC PUBLIC HEARING 1 AMENDMENTS

LOCAL ADOPTION OF THE LATEST CALIFORNIA BUILDING STANDARDS CODE AND UNIFORM HOUSING CODE

March 17th, 2025

PREPARED BY



This information is available in alternative format by request at (562) 570-5237.
For an electronic version of this document, visit our website at <https://longbeach.gov/lbcd/building/plan-review-service/code/>

TABLE OF CONTENTS

CHAPTER NUMBER	TITLE	STATUS¹	PAGE
18.01	General Provisions	A	4
18.02	Definitions	A	4
18.03	Administration and Enforcement	A	5
18.04	Permits	A	6
18.08	Certificate of Occupancy	E	-
18.09	Violations	E	-
18.10	Board of Appeals	E	-
18.11	Building Address and Number	E	-
18.15	Police Facilities Impact Fee	A	7
18.16	Fire Facilities Impact Fee	A	8
18.17	Transportation Improvement Fee	A	9
18.18	Park and Recreation Facilities Fee	A	9
18.19	Sensitive Coastal Resource Impact Fee	A	9
18.20	Unsafe Buildings or Structures	A	10
18.21	Maintenance of Long-term Boarded and Vacated Buildings	A	11
18.24	Foreclosure Registry Program	A	12
18.25	Tenant Relocation and Code Enforcement	A	12
18.29	Maintenance of Vacant Lots	A	15
18.30	Proactive Rental Housing Inspection Program	A	17
18.40	Building Code	A	18
18.41	Residential Code	A	40
18.42	Electrical Code	A	43
18.43	Plumbing Code	A	43
18.44	Mechanical Code	A	43
18.45	Housing Code	E	-
18.46	Energy Code	A	44
18.47	Green Building Standards Code	A/D	44
18.48	Fire Code	A	48
18.49	Existing Building Code	A	53
18.50	Historical Building Code	A	57
18.51	Wildland-Urban Interface Code	N	58
18.60	Moving Buildings	A	58
18.62	Report on Available Off-street Parking Spaces Upon Resale	E	-
18.63	Alternative Building Standards for Adaptive Reuse Projects	E	-
18.64	Sandblasting	E	-
18.65	Demolition of Historic Landmarks	E	-
18.68	Earthquake Hazard Regulations	A	59
18.69	Voluntary Earthquake Hazard Reduction in Existing Wood Frame Residential Buildings with Weak Cripple Walls and Unbolted Sill Plates	E	-
18.70	Voluntary Earthquake Hazard Reduction in Existing Wood Frame Residential Buildings with Soft, Weak or Open Front Walls	E	-
18.71	Voluntary Earthquake Hazard Reduction in Existing Reinforced Concrete Buildings and Concrete Frame Buildings with Masonry Infills	E	-
18.72	Voluntary Earthquake Hazard Reduction in Existing Reinforced Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms	E	-

THE 2026 PROPOSED AMENDMENTS TO THE LONG BEACH MUNICIPAL CODE

18.77	Expedited Permitting Process for Residential Roof Solar Energy Systems	E	-
18.78	Construction in the Vicinity of Abandoned Oil Wells	A	60
18.99	Findings	A	60

FOOTNOTE:

1. E = Existing chapter with no changes (omitted from this document)
A = Altered chapter
N = New chapter
D = Deleted chapter

Please note: Only chapters and their associated sections with known amendments are included in this document for the sake of brevity. Chapters with anticipated significant amendments have been excluded from the table of contents and this document, as a whole, and will be addressed in the supporting documentation for upcoming BEAC meetings. The use of ellipses (...) in this document represent the omission of text within a chapter or section.

All omitted text is anticipated to remain unchanged and may be found in the 2023 Long Beach Municipal Code at https://library.municode.com/ca/long_beach/codes/municipal_code.

RATIONALE AND FINDINGS:

A description of the specific rationale and findings for the amendments referenced in this document can be found in the separate “Findings” document prepared for BEAC Public Hearing 1.

PROPOSED AMENDMENTS:

**CHAPTER 18.01
GENERAL PROVISIONS**

18.01.040 – Work not in scope.

The provisions of this title shall apply to:

...

9. Any portable metal hangar less than two thousand (2,000) square feet in size, located on the City-owned airport property, used for the parking of aircraft only, and bearing evidence of approval by the California Department of Motor Vehicles for movement on any highway. Such structure shall, as an integral part of its basic construction, be equipped with a hitch or coupling device for towing. It shall accommodate, without further major structural change, wheel and axle assemblies which will provide such structure with a safe means of portability. No water or sanitary facilities shall be permitted in such structure and it shall be equipped with permanent ventilation as required for group S-2 occupancy; and is not in violation of Title 21 Zoning Regulations [or Title 22 Transitional Zoning Code](#).

18.01.050 – Referenced codes.

The codes listed in this section and referenced elsewhere in this title shall be considered part of the requirements of this title to the prescribed extent of each such reference.

...

- K. Historical Building Code. The provisions of the California Historical Building Code adopted in Chapter 18.50 shall apply in permitting repairs, alterations and additions necessary for the preservation, restoration, reconstruction, rehabilitation, relocation or continued use of a qualified historical building or property when so elected by the private property owner.
- L. [Wildland-Urban Interface Code. The provisions of the California Wildland-Urban Interface Code adopted in Chapter 18.51 shall apply to the construction of all new buildings constructed in any fire hazard severity zone or any wildland-urban interface fire area.](#)

**CHAPTER 18.02
DEFINITIONS**

18.02.020 – Definitions.

...

["California Wildland-Urban Interface Code" or "CWUI" or "WUI Code" means the code adopted in Chapter 18.51 of this title.](#)

...

"Department" means the City of Long Beach Department of [Community Development](#) ~~Services~~.

"Director" means the Director of [Community Development](#) ~~Services~~ for the City of Long Beach Department of [Community Development](#) ~~Services~~ or a duly authorized representative.

...

CHAPTER 18.03 ADMINISTRATION AND ENFORCEMENT

18.03.010 – Department of Community Development ~~Services~~.

- A. General. There is established in the City a Department known and designated as the Department of Community Development ~~Services~~. In addition to the duties imposed upon said Department by the City Charter and other ordinances of the City, the Building and Safety Bureau of said Department is designated to enforce all of the provisions of State law applicable to the erection or construction of buildings or structures pursuant to Section 17960 of the California Health and Safety Code, except such provisions relating to maintenance, sanitation, occupancy and use which affect the health and welfare of occupants and which shall be designated by the City Manager as the responsibility of the City Health Officer or a duly authorized representative.

...

18.03.030 – Reports, records and fees.

- A. Reports. When requested, the Building Official shall submit a report to the Director, City Manager, and/or elected City officials covering the work of the Building and Safety Bureau during the preceding period. The Building Official shall have charge of, and be responsible for, the drafting of recommendations regarding periodic revisions and amendments to the building, residential, electrical, plumbing, mechanical, housing, energy, green building standards, housing, existing building, ~~and~~ historical building and WUI regulations of this title, municipal code or other ordinances of the City, or laws and statutes of the State.

18.03.040 – Liability.

The Building Official, members of the Board of Appeals or employees charged with the enforcement of the provisions of this title, municipal code or other ordinances of the City, or laws and statutes of the State, while acting for the City in good faith and without malice in the discharge of the duties required by this title or other pertinent law or ordinance, shall not thereby be rendered liable personally and ~~is~~are hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against the Building Official, officer, plans examiner, inspector or other employee because of an act performed by the Building Official, officer, plans examiner, inspector or other employee in the lawful discharge of duties and under the provisions of this title shall be defended by legal representative of the City until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provision of this title.

18.03.050 – Modifications.

- A. General. Whenever there are practical difficulties involved in carrying out the provisions of this title, the Building Official shall have the authority to grant modifications for individual cases, upon the application of the owner or owner's authorized agent, provided the Building Official shall first find that special individual reason makes the strict letter of this title impractical and the modification is in compliance with the intent and purpose of this title and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting or denying modifications shall be recorded and entered in the files of the Building and Safety Bureau. A written application shall be submitted together with a fee set forth in Section 18.06.160.

The Building Official shall not grant modifications to any provisions required in flood hazard areas as established in Section 1612.3 and Appendix G of the California Building Code adopted in

Chapter 18.40 or Section ~~R322~~ R306 of the California Residential Code adopted in Chapter 18.41 unless a determination has been made that:

1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section 1612 and Appendix G of the California Building Code adopted in Chapter 18.40 or Section ~~R322~~ R306 of the California Residential Code adopted in Chapter 18.41 inappropriate.

...

CHAPTER 18.04 PERMITS

18.04.020 – Work exempt from permit.

...

- B. Building permits not required. Building permits are not required for any of the following, provided the work is not in violation of Title 21 Zoning Regulations or Title 22 Transitional Zoning Code:

...

4. Fences constructed of any materials that are not over four (4) feet in height above grade; and fences constructed of materials other than concrete, masonry, brick or other similar materials that are not over six (6) feet and six (6) inches in height above grade. Where a fence is constructed of multiple materials, the more restrictive limit of the materials shall be used to determine if a building permit is required. Additionally, the limits for each fence material cannot be added together to allow a fence to exceed the individual limits.

...

18.04.060 – Expiration, suspension, revocation and transfer of permit.

- A. Expiration. Every permit issued shall be valid for a period of two (2) years from the date ~~after~~ of its issuance; provided however that every permit issued shall expire on the ninetieth (90th) day after its issuance if the work on the site authorized by such permit has not commenced or has not been inspected as required by Chapter 18.07; or shall expire whenever the Building Official determines the work authorized by such permit has been suspended, discontinued or abandoned or has not been inspected as required by Chapter 18.07 for a continuous period of ninety (90) days after the time the work has commenced.

EXCEPTION: If the holder of any permit issued by the Building and Safety Bureau presents satisfactory evidence that unusual construction difficulties ~~has~~ have prevented work from being started or continued without being suspended, discontinued or abandoned or the work has not been inspected within the ninetieth (90th) day time period or completed within the two-year period of validity, the Building Official may grant extensions of time reasonably necessary because of such difficulties. The extension shall be requested in writing on a form furnished by the Building Official for that purpose and justifiable cause is demonstrated pursuant to Section 18.03.050.

CHAPTER 18.15 POLICE FACILITIES IMPACT FEE

18.15.060 – Fee imposed.

- A. Any person who, after the effective date of this chapter, seeks to engage in residential or nonresidential developments, including mobile home as defined in this chapter, by obtaining a building permit, or construction approval for a mobile home pad or pads, is required to pay a Police Facilities Impact Fee in the manner and amount as set forth in the fee-setting resolution. The Police Facilities Impact Fee imposed pursuant to this chapter shall not apply to those projects for which a Planning Bureau application for conceptual or site plan review has been filed and deemed complete by the Department of [Community Development Services](#) by April 3, 2007.

...

18.15.080 – Collection of Police Facilities Impact Fee.

...

- B. Except for an administrative charge that shall be allocated to the Department of [Community Development Services](#), all funds collected shall be properly identified and promptly transferred for deposit in the Police Facilities Impact Fee fund and used solely for the purposes specified in this chapter.

18.15.150 – Effect of Police Facilities Impact Fee on zoning and subdivision regulations.

This chapter shall not affect, in any manner, the permissible use of property, density/intensity of development, design and improvement standards and public improvement requirements or any other aspect of the development of land or construction of buildings, which may be imposed by the City pursuant to the City's zoning regulations [or transitional zoning code](#), subdivision regulations or other ordinances or regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all residential and nonresidential development.

CHAPTER 18.16 FIRE FACILITIES IMPACT FEE

18.16.060 – Fee imposed.

- A. Any person who, after the effective date of the ordinance codified in this chapter, seeks to engage in residential or nonresidential developments, including mobile home as defined in this chapter, by obtaining a building permit, or construction approval for a mobile home pad or pads, is required to pay a Fire Facilities Impact Fee in the manner and amount as set forth in the fee-setting resolution. The Fire Facilities Impact Fee imposed pursuant to this chapter shall not apply to those projects for which a Planning Bureau application for conceptual or site plan review has been filed and deemed complete by the Department of [Community Development Services](#) by April 3, 2007.

...

18.16.080 –Collection of Fire Facilities Impact Fee.

...

- B. Except for an administrative charge that shall be allocated to the Department of [Community Development Services](#), all funds collected shall be properly identified and promptly transferred for

deposit in the Fire Facilities Impact Fee fund and used solely for the purposes specified in this chapter.

18.16.150 – Effect of Fire Facilities Impact Fee on zoning and subdivision regulations.

This chapter shall not affect, in any manner, the permissible use of property, density/intensity of development, design and improvement standards and public improvement requirements or any other aspect of the development of land or construction of buildings, which may be imposed by the City pursuant to the City's zoning regulations [or transitional zoning code](#), subdivision regulations or other ordinances or regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all residential and nonresidential development.

**CHAPTER 18.17
TRANSPORTATION IMPROVEMENT FEE**

18.17.180 – Effect of Transportation Improvement Fee on zoning and subdivision regulations.

This chapter shall not affect, in any manner, the permissible use of property, density/intensity of development, design and improvement standards and public improvement requirements or any other aspect of the development of land or construction of buildings, which may be imposed by the City pursuant to the zoning ordinance [or transitional zoning code](#), subdivision regulations or other ordinances or regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all residential and nonresidential development.

**CHAPTER 18.18
PARK AND RECREATION FACILITIES FEE**

18.18.170 – Effect of Park Fee on zoning and subdivision regulations.

This chapter shall not affect, in any manner, the permissible use of property, density of development, design and improvement standards and public improvement requirements or any other aspect of the development of land or construction of buildings, which may be imposed by the City pursuant to the zoning ordinance [or transitional zoning code](#), subdivision regulations or other ordinances or regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all such residential development projects.

CHAPTER 18.19 SENSITIVE COASTAL RESOURCE IMPACT FEE

18.19.030 – Definitions.

...

- K. "[Community Development Services](#) Department" means the [Community Development Services](#) Department of the City of Long Beach.

...

18.19.060 – Fee imposed.

- A. Any person who, after the effective date of this ordinance, seeks to engage in residential or nonresidential development as defined in this Chapter on one or more of the parcels identified in Figure A-1 in the Appendix to the Study by obtaining a building permit is required to pay a Sensitive Coastal Resource Impact Fee in the manner and amount as set forth in the then current fee-setting

resolution. The Sensitive Coastal Resource Impact fee imposed pursuant to this Chapter shall not apply to those projects that have been granted a final entitlement or building permit approval by the Department of Community Development-~~Services~~ before the effective date of this Chapter.

...

18.19.070 – ~~Calculation~~ Calculation of Sensitive Coastal Resource Impact Fee.

- A. The Director of the Department of Community Development-~~Services~~ shall calculate the amount of the applicable Sensitive Coastal Resource Impact Fee due as specified in the then current fee-setting resolution.
- B. The Sensitive Coastal Resources Impact Fee applies to development that results in a net increase in gross residential or nonresidential building square footage.
- C. The Director of the Department of Community Development-~~Services~~ shall calculate the amount of the applicable Sensitive Coastal Resource Impact Fee due by:
 - 1. Determining the gross building square footage for the development project and multiplying the same by the Sensitive Coastal Resource Impact Fee amount as established by the then current fee-setting resolution;
 - 2. For a development project that would result in the demolition or elimination of then-existing residential or nonresidential building space, the fee would be determined by calculating the gross building square footage for the new construction and multiplying the same by the Sensitive Coastal Resource Impact Fee amount as established by the then current-fee setting resolution less a credit for the reduction or eliminated residential or nonresidential gross building square footage which is calculated by multiplying the eliminated building square footage by the Sensitive Coastal Resource Impact Fee amount as established by the then current-fee setting resolution;
 - 3. The credit for reducing or eliminating residential or nonresidential building square footage shall not exceed the amount of the fee required for the new construction.

18.19.080 – Payment of fee.

- A. The City shall collect from the applicant the Sensitive Coastal Resource Impact Fee prior to the issuance of a certificate of occupancy, temporary certificate of occupancy, final inspection, whichever occurs first.
- B. Except for an administrative charge that shall be allocated to the Department of Community Development-~~Services~~, all funds collected shall be properly identified and promptly transferred for deposit in the Sensitive Coastal Resource Impact Fee fund and used solely for the purposes specified in this Chapter.

18.19.140 – Reporting, Findings and amendment procedures.

- A. Within 180 days after the last day of each fiscal year, the Director of the Department of Community Development-~~Services~~ shall evaluate progress in implementation of the Sensitive Coastal Resource Impact Fee Program and shall prepare a report thereon to the City Council in accordance with Government Code Section 66006 incorporating among other things:
 - 1. The infrastructure, services, including any baseline study, commenced, purchased or completed utilizing monies from the Sensitive Coastal Resource Impact Fee fund;

2. The amount of the fees collected, and the interest earned;
3. The amount of Sensitive Coastal Resource Impact Fees in the fund; and
4. Recommended changes to the Sensitive Coastal Resource Impact Fee, including but not necessarily limited to, changes in the Sensitive Coastal Resource Impact Fee Chapter or fee-setting resolution.

...

18.19.150 – Effect of Sensitive Coastal Resource Impact Fee on zoning and subdivision regulations.

This Chapter shall not affect, in any manner, the permissible use of property, density/intensity of development, design and improvement standards and public improvement requirements or any other aspect of the development of land or construction of buildings, which may be imposed by the City pursuant to the City's zoning regulations [and transitional zoning code](#), subdivision regulations or other ordinances or regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all residential and nonresidential development.

CHAPTER 18.20 UNSAFE BUILDINGS OR STRUCTURES

18.20.060 – Substandard buildings—Posting of placard on vacated building.

- A. Each such building ordered vacated shall be locked and otherwise secured against ingress, and the Department of [Community](#) Development ~~Services~~ shall post thereon a placard stating:

SUBSTANDARD BUILDING

Do Not Occupy
By Order of
Department of [Community](#) Development ~~Services~~
City of Long Beach

This building has been ordered vacated and it is a misdemeanor to occupy this building. It is a misdemeanor to remove this placard. Sections 18.20.010 through 18.20.060 of the Long Beach Municipal Code.

...

18.20.160 – Service of notices and orders.

...

- B. Whenever the Building Official posts such a notice upon the property, it shall be posted at one (1) or more conspicuous places upon the building and shall be in substantially the following form:

NOTICE

To all persons owning or claiming any interest in this building:

You are notified that the Building Official of the City of Long Beach has determined that this building is (insert substandard or a nuisance) by reason of the following facts:

Pursuant to the provisions of the building regulations of the Long Beach Municipal Code, this building is hereby condemned and the owner or owners of said building are hereby directed to correct deficiencies therein or to abate a nuisance existing therein or thereon. Further particulars regarding the facts may be obtained at the office of the [Community Development Services](#) Department of the City of Long Beach.

Unless this building is (how to be corrected or demolished) in the manner hereinabove specified, on or before the _____ day of _____ 20_____, the Building Official of the City of Long Beach may cause such work to be done for and on behalf of the owner of said building, and all expenses incurred by the City for such work will be charged to, and become an indebtedness of, the owner or owners of said building to the City of Long Beach, and will become a lien against the real property on which such building is situated.

Dated and posted this _____ day of _____ 20_____.

Building Official, City of Long Beach

...

CHAPTER 18.21 MAINTENANCE OF LONG-TERM BOARDED AND VACATED BUILDINGS

18.21.030 – Monitoring program—Purpose.

...

- B. Because of the potential economic and public health, welfare and safety problems caused by vacant buildings, the City needs to monitor vacant buildings, so that they do not become attractive nuisances, are not used by trespassers, are properly maintained both inside and out, and do not become a blighting influence in the neighborhood. City Departments involved in such monitoring include the Police, Fire, Health, and [Community Development Services](#) Departments. There is a substantial cost to the City for monitoring vacant buildings (whether or not those buildings are boarded up) which should be borne by the owners of the vacant buildings.

...

18.21.040 – Monitoring program—Department responsibility and fees.

...

- J. Hearing on charges. Within thirty (30) days from the date that the property owner is mailed a notice regarding the imposition of either monthly monitoring fees or code enforcement response fees or charges, the property owner may demand a hearing as to the reasonableness of the fees or charges imposed. Such demand shall be in writing and presented to the Director of [Community Development Services](#) for the City of Long Beach. Said demand shall describe the property involved, state the reasons for objecting, and include an address of the property owner for service of notice in connection with such hearing. Such demand shall be presented by the City to the Board of Examiners, Appeals and Condemnation for hearing at its next regularly scheduled meeting that is not less than ten (10) and not more than forty-five (45) days thereafter. The Director of [Community Development Services](#) shall give written notice of such hearing to the address furnished by the property owner in the demand for an appeal hearing. At the time set for such hearing, the Board of Examiners, Appeals and Condemnation shall hear all evidence pertinent to the reasonableness of such fees and charges and shall either confirm or modify the charges. The decision of the Board of Examiners, Appeals and Condemnation shall be final. If the

amount of the charges is uncontested by the property owner or as set by the Board of Examiners, Appeals and Condemnation on appeal, has not been paid within thirty (30) days after imposition or appeal hearing whichever is later, the payment thereof shall thereupon become delinquent and the amount so imposed or determined shall thereafter bear interest at the rate of twelve percent (12%) per annum until paid, as determined by the tax collector.

CHAPTER 18.24 FORECLOSURE REGISTRY PROGRAM

18.24.020 – Definitions.

...

“Enforcement Official” The City Manager, the Director of [Community Development Services](#), and/or any employee or agency of the City of Long Beach designated and/or charged with enforcing the Long Beach Municipal Code, including but not limited to, applicable codes adopted by reference therein.

...

18.24.030 – Registration.

- A. Not later than ten (10) days after recording a notice of default on any residential property located in the City of Long Beach which is subject to a deed of trust, the beneficiary, or its trustee, shall register the property with the [Community Development Services](#) Department of the City of Long Beach on forms provided by the City.

...

- E. Any person, partnership, association, corporation, fiduciary or other legal entity that has registered a property under this chapter must make a written report to the City of Long Beach [Community Development Services](#) Department of any change of information contained in the registration form within ten (10) days of the change.

...

18.24.040 – Maintenance required.

...

The sole exception to these maintenance requirements shall, within the sole reasonable discretion of the Director of [Community Development Services](#) or designee, apply to property subject to the registration requirement contained in Section 18.24.030 that is under construction and/or repair, not less than three (3) business days per week, undertaken in compliance with all applicable laws, including but not limited to, City permitting requirements.

CHAPTER 18.25 TENANT RELOCATION AND CODE ENFORCEMENT

18.25.030 – Definitions.

...

"Department of [Community Development Services](#)" means the Department of [Community Development Services](#) of the City of Long Beach.

...

"Room" means an unsubdivided portion of the interior of a building including, but not limited to, illegally converted garage spaces, which are used for the purpose of sleeping, and which are occupied by a tenant for at least thirty (30) consecutive days as determined by the Department of [Community Development Services](#).

"Substandard building" means and includes every building or other structure as defined in Section 18.02.020. For the purposes of this chapter, substandard building or structure shall mean only those buildings that contain rental units or rooms as defined herein.

"Tenant household" means one (1) or more individuals who: (1) have a landlord-tenant relationship with the property owner, by renting or leasing a rental unit or room in a substandard building; and (2) can demonstrate a landlord-tenant relationship by leases, cancelled rent checks, rent receipts, utility bills, phone bills, or any other evidence of renting or leasing the premises as determined by the Department of [Community Development Services](#).

18.25.060 – Notification of tenants and owners.

- A. When the Building Official issues a notice of substandard building, notice of intent to order building vacated or an order to vacate in accordance with Sections 18.20.120 or 18.20.140, the Building Official shall notify the Department of [Community Development Services](#) of the issuance of the orders and the Department of [Community Development Services](#) shall inform the tenant households in writing of the procedure to apply for relocation assistance, what the tenant household's rights are, and who to contact with questions regarding relocation assistance. The Department of [Community Development Services](#) shall also inform the tenant household that the household may request payment of relocation assistance from the City in accordance with Section 18.25.090, if the owner fails, neglects, or refuses to make the required relocation payments in accordance with this chapter. Relocation assistance information shall be provided to tenant households in English, Spanish, Korean and Khmer to insure the information is accessible to limited English proficiency persons.
- B. The Department of [Community Development Services](#) shall also inform the property owner that failure to make required relocation payments within ten (10) days of notice may result in the City making payments on behalf of the owner, and that failure to reimburse the City for all payments made and other costs and penalties incurred shall result in a lien being placed on the owner's property.

...

18.25.080 – Payment of relocation benefits.

- A. The relocation benefits required by this chapter shall be paid by the owner or designated agent to the tenant household in the form of a certified check, cashier's check, or money order, within ten (10) days after the order to vacate is issued and served in accordance with Section 18.20.160. Proof of such payment shall be made to the Department of [Community Development Services](#). The tenant household shall not be required by the property owner to vacate the premises until relocation payment is made to the tenant and proof thereof is made to the Department of [Community Development Services](#), unless the building, fire or health official determines that the building or structure is a dangerous building within the meaning of Section 18.02.020 or other applicable codes. The property owner shall also be responsible for reimbursing the City for any relocation payments the City makes or costs the City incurs under this chapter.

- B. If the building, fire or health official determines that the unit or room is dangerous and must be vacated in less than ten (10) days, then the owner shall make required relocation payments to the tenant household in the form of a certified check, cashier's check, or money order, within two (2) business days after the order to vacate is issued and served in accordance with Section 18.20.160. Proof of the payment shall be made to the Department of [Community Development Services](#).
- C. No relocation benefits pursuant to this chapter shall be payable to any tenant who has caused or substantially contributed to the condition or conditions giving rise to the order to vacate, as determined by the Department of [Community Development Services](#), nor shall relocation benefits be payable to a tenant if any guest or invitee of the tenant has caused or substantially contributed to the condition giving rise to the order to vacate, as determined by the Department of [Community Development Services](#). The Department of [Community Development Services](#) shall make the determination whether a tenant, tenant's guest, or invitee, caused or substantially contributed to the condition giving rise to the order to vacate. Service of a three (3) day notice, notice to terminate or unlawful detainer complaint shall not in and of itself render a tenant household ineligible for relocation benefits under this chapter.

...

18.25.090 – Relocation eligibility and assistance by City.

- A. The City may assist tenants displaced or to be displaced due to code enforcement activity subject to this chapter by providing information, referral, monitoring, or other advisory assistance. Any tenant household interested in City assistance should contact the Department of [Community Development Services](#) for relocation information. Failure by tenant households to contact the Department of [Community Development Services](#) shall not relieve property owners from their responsibility to provide relocation assistance.
- B. Tenant households shall submit requests for relocation assistance to the Department of [Community Development Services](#) in order to establish the existence of a landlord-tenant relationship. The Department of [Community Development Services](#) shall make a determination as to whether a tenant household is eligible for relocation assistance within three (3) business days of receipt of a completed request for relocation assistance. If the Building Official has determined that the tenant household must vacate its unit or room in less than ten (10) days, the Department of [Community Development Services](#) shall make a determination as to whether the tenant household is eligible for relocation assistance within two (2) business days of receiving a completed request for relocation assistance. Once an eligibility determination has been made, the Department of [Community Development Services](#) shall immediately provide written notice in English, Spanish, Korean and Khmer to the tenant household, the owner, and the Building Official regarding the eligibility determination and any relocation assistance owed.
- C. If the owner fails, neglects or refuses to pay relocation assistance to a displaced tenant or a tenant subject to displacement, the City may advance all or a portion of the required payments to the tenant. If the City advances relocation assistance, or a portion thereof, the City shall be entitled to recover from the owner any amount so paid to a tenant pursuant to this Section, and the Department of [Community Development Services](#) shall notify the owner of the City's advancement of payment.

For the City to consider such payments, the tenant household must make a request to the Department of [Community Development Services](#) after the owner fails, neglects or refuses to make such required payments.

...

18.25.100 – Immediate vacation.

If the Building Official determines that the building is dangerous and immediate vacation is required, immediate City payment of relocation benefits can be made to tenant households as soon as the tenant household is determined eligible by the Department of [Community Development Services](#). The tenant household must sign a request for relocation assistance from the Department of [Community Development Services](#) in order to receive immediate relocation payments. Those payments and other related costs shall be a charge against the property owner, and the owner shall reimburse the City for these relocation costs. Additionally, those costs may be collected, if need be, as outlined in Section 18.25.090. The payment of relocation assistance by the City shall be solely predicated upon the availability of City funds.

18.25.110 – Amount of relocation payments.

Each eligible tenant household shall receive monetary relocation assistance in the amount of three thousand three hundred sixty-six dollars (\$3,366.00). Each eligible household with a disabled person displaced under this chapter shall also be entitled to reimbursement for structural modifications to the household paid for by the tenant household at the vacated premises up to a maximum value of an additional two thousand five hundred dollars (\$2,500.00). The Department of [Community Development Services](#) shall increase both of these amounts on a percentage basis as determined by the change in the Consumer Price Index between January 1, 2005 and January 1 of the year in which the application for relocation assistance is filed with the Department of [Community Development Services](#).

18.25.140 – Certificate of occupancy.

The City shall not give the owner a certificate of occupancy until such time as the owner provides the Department of [Community Development Services](#) and Building Official with written proof that he or she has properly notified all displaced tenant households in writing of their right to return to their unit or room, or an equivalent unit or room in the same building if this is not possible, for the same rent they were paying prior to displacement for a minimum of six (6) months.

The City shall not issue the owner a certificate of occupancy until such time as the Building Official has determined that all necessary repairs have been made to the building.

18.25.150 – Appeals.

Any property owner or tenant household may contest a decision by the Department of [Community Development Services](#) or his or her representative regarding eligibility, relocation payment amounts, or any other determination or claim made under this chapter. To do so, the party shall file a written request for an appeal with the Director of [Community Development Services](#) within ten (10) days of the decision, determination or claim. The Director or his or her designee shall hold a hearing at his or her earliest opportunity and in no event more than fourteen (14) days after the Director receives notice of the appeal. All notices from the Director shall be sent to both the property owner and all tenant households affected by the appeal. The determination of the Director shall be final.

CHAPTER 18.29 MAINTENANCE OF VACANT LOTS

18.29.070 – Definitions.

"Director" shall mean the Director of [Community Development Services](#) or designee.

"Owner" shall mean the responsible party, person or entity owning the vacant lot as shown on the last equalized tax assessment roll maintained in the Los Angeles County Assessor's office; or any person, co-partnership, agent, operator, firm, association, corporation, or fiduciary having a legal or equitable interest in the property or who otherwise exercises control of the property, including the trustee or

guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession or control of the vacant lot by a court of competent jurisdiction.

"Vacant lot." For the purpose of this Chapter, a vacant lot shall mean any property, lot or parcel that is either undeveloped; or has an existing on site building or structure that is either abandoned, vacant or unleased by the property owner for more than thirty (30) consecutive days. A vacant lot shall not include lots for which construction on the lot is proceeding diligently to completion in compliance with Title 18 of this Code, or for which a building permit has been issued and has not yet expired in accordance with Title 18 of this Code. A vacant lot also shall not include any lot being lawfully utilized for small scale agricultural purposes in accordance with the provisions of Chapter 8.77 of this Code.

18.29.080 – General requirements for maintenance of vacant properties, lots or parcels.

Owners, including but not limited to, beneficiaries/trustees and other responsible parties, shall:

...

D. Within thirty (30) days after the lot becomes vacant or within thirty (30) days after the effective date of this Chapter, whichever is later, complete a vacant lot registration application on a form made available by the City and shall register the vacant lot with the Department of [Community Development Services](#) or other such department tasked with the registration of vacant lots. A reasonable extension of time may be granted by the Director for good cause.

...

F. The Director of [Community Development Services](#) shall have the authority to make specific fee exemptions in a case where the property owner has agreed to allow the property to be used and operated for a specific community serving use and for a specific minimum time frame.

...

I. Hearing on charges. Within thirty (30) days from the date that the property owner is mailed a notice regarding the imposition of either yearly monitoring fees or code enforcement response fees or charges, the property owner may demand a hearing as to the reasonableness of the fees or charges imposed. Such demand shall be in writing and presented to the Director of [Community Development Services](#) for the City of Long Beach. Said demand shall describe the property involved, state the reasons for objecting, and include an address of the property owner for service of notice in connection with such hearing. Such demand shall be presented by the City to the Board of Examiners, Appeals and Condemnation for hearing at its next regularly scheduled meeting that is not less than ten (10) and not more than forty-five (45) days thereafter. The Director of [Community Development Services](#) shall give written notice of such hearing to the address furnished by the property owner in the demand for an appeal hearing. At the time set for such hearing, the Board of Examiners, Appeals and Condemnation shall hear all evidence pertinent to the reasonableness of such fees and charges and shall either confirm or modify the charges. The decision of the Board of Examiners, Appeals and Condemnation shall be final. If the amount of the charges is uncontested by the property owner or as set by the Board of Examiners, Appeals and Condemnation on appeal, has not been paid within thirty (30) days after imposition or appeal hearing whichever is later, the payment thereof shall thereupon become delinquent and the amount so imposed or determined shall thereafter bear interest at the rate of twelve percent (12%) per annum until paid, as determined by the tax collector.

CHAPTER 18.30 PROACTIVE RENTAL HOUSING INSPECTION PROGRAM

18.30.020 – Definitions.

As used in this Chapter, the following terms and phrases are defined as follows:

"Director" is the Director of [Community Development Services](#) or an authorized representative.

...

18.30.040 – Proactive Rental Housing Inspection Program registration.

A. Each owner or operator, on behalf of the owner, shall register for the Proactive Rental Housing Inspection Program ("PRHIP") on a form provided by the City's [Community Development Services](#) Department. Registration of existing residential rental properties which are subject to this Chapter shall be due within 60 days of November 1 of each year. Registration of residential rental properties which become subject to this Chapter after the first of November of each year shall be due within 60 days of the date that the residential rental property was acquired or converted into a residential rental property.

...

C. A residential rental property is registered with the City when the property owner submits the following to the City's Code Enforcement Bureau in the Department of [Community Development Services](#):

1. A completed registration form, provided by the City, that contains the following information:
 - a. A description of the residential rental property, including but not limited to, the street address and assessor's parcel number;
 - b. The number and a description of all rental housing units on the rental property;
 - c. The name and current contact information for the owner of the rental property;
 - d. The name and current contact information for the local contact representative as described in Section 18.30.110; and
 - e. Any other information as reasonably required by the Code Enforcement Bureau.
2. The annual PRHIP fee is paid.

...

18.30.060 – Penalty.

A. Failure to Pay Annual Fee. In addition to any remedies the City may elect to pursue pursuant to this Code, for failure to pay the annual PRHIP fee when due, the Director of [Community Development Services](#) shall add a penalty of twenty-five percent (25%) of the permit fee 30 days following the due date.

...

CHAPTER 18.40 BUILDING CODE

18.40.010 – Adoption of California Building Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2022~~2025 Edition of the California Building Code (herein referred to as the “California Building Code”). The California Building Code is Part 2 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2021~~2024 Edition of the International Building Code (herein referred to as the “International Building Code”) as developed by the International Code Council with necessary California amendments. The following appendices of the California Building Code are included: Appendices ~~C, G, I, and P-Q.~~ The following sections, chapters or appendices of the California Building Code are deleted: Sections 101 through 116 of Chapter 1, Division II, Section 3113 of Chapter 31, and Section 3308 of Chapter 33; Chapters 27, 28, 29, 31A, 31C, 31D, 31E, 31F, 32, and 34; and Appendices A, B, C, D, E, F, H, J, K, L, M, N, and O, and P.

The adoption of the California Building Code is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Building Code. A copy of the California Building Code, printed as code in book form, shall be on file in the Office of the City Clerk.

18.40.040 – Amend CBC Section 302.1—Occupancy Classification.

The last two sentences in Section 302.1 of the California Building Code ~~is~~are amended to read as follows:

Where a structure is proposed for a purpose that is not specifically listed in this section or about which there is any question, such structure shall be classified, as determined by the Building Official, in the occupancy it most nearly resembles based on the fire safety and relative hazard. ~~Occupied~~Occupiable roofs shall be classified, as determined by the Building Official, in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard, and shall comply with Section 503.1.4.

18.40.070 – Amend CBC Section 903.1—General.

Section 903.1 of the California Building Code is amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section.

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted ~~in lieu~~instead of automatic sprinkler system protection where recognized by the applicable standard and approved by the Fire Code Official.

903.1.2 Existing buildings. An automatic sprinkler system shall be installed in all existing occupancies as required by this section if any of the following occurs:

1. A change in occupancy classification to another occupancy classification that would require an automatic sprinkler system as required by this code for the new occupancy.
2. A determination by the Fire Code Official that an automatic sprinkler system is required to provide a minimum level of public safety.

...

18.40.100 – Add CBC Section ~~903.3.9~~903.3.10.1—Control valve location.

Section ~~903.3.9~~903.3.10.1 is added to Chapter 9 of the California Building Code to read as follows:

~~903.3.9~~903.3.10.1 Control valve location. Fire sprinkler system control valves shall be located within the stairway designated as “Number 1”, as required by the Fire Code Official.

18.40.110 – Add CBC Section ~~903.4.1~~903.4.2.1—Signal reporting.

Section ~~903.4.1~~903.4.2.1 is added to Chapter 9 of the California Building Code to read as follows:

~~903.4.1~~903.4.2.1 Signal reporting. All signals shall be transmitted to the remote annunciator and supervising station with the specific location, type and address of each device.

18.40.120 – Amend CBC Section ~~903.4.2~~903.4.3—Alarms.

Section ~~903.4.2~~903.4.3 of the California Building Code is amended to read as follows:

~~903.4.2~~903.4.3 Alarms. ~~One exterior~~An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is ~~installed~~provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system. ~~Visible alarm notification appliances shall not be required except when required by Section 907.~~The exterior alarm device shall be a horn and strobe device or a speaker and strobe (for voice evacuation systems), located on the address side of the building, 10 feet above grade with no building obstructions and closest to the location of the fire department connection. This device shall be operable on any alarm.

903.4.2.1 Alarms. At least one (1) additional horn and strobe device is required on the interior of a building at the main entrance or in a location as approved by the Fire Code Official.

903.4.2.2 Manual pull station. At least one (1) manual pull station is required on the interior of a building at the main entrance or in a location as approved by the Fire Code Official.

18.40.150 – Amend CBC Section 905.4 Subsection 1—Location of Class I standpipe hose connections.

Subsection 1 of Section 905.4 of the California Building Code is amended to read as follows:

1. In every required interior exit stairway or exterior exit stairway, a hose connection shall be provided for each floor level. Hose connections shall be located at the floor landing of each floor, unless otherwise approved by the Fire Code Official. See Section 909.20.2.3 for additional provisions in smokeproof enclosures.

18.40.230 – Amend CBC Section 912.2.1—Visible location.

Section 912.2.1 of the California Building Code is amended ~~by the addition of the following paragraph~~ to read as follows:

912.2.1 Visible location. Fire department connections shall be located on the address side of buildings or structures and shall be within 150 feet of a public fire hydrant, except as required by the Section 507.5.1.1 of the California Fire Code, or as approved by the Fire Code Official.

18.40.270 – Amend CBC Section [4207.41207.3](#)—Efficiency dwelling units.

Section [4207.41207.3](#) of the California Building Code is amended to read as follows:

[4207.41207.3](#) Efficiency dwelling units. As modified pursuant to California Health and Safety Code Section 17958.1, efficiency dwelling units shall comply with the following:

1. The unit for occupancy by no more than two persons shall have a minimum floor area of 150 square feet. An additional 50 square feet of floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.
3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to this code shall also be provided.
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.

18.40.290 – Amend CBC Section 1612.4—Flood hazard documentation.

Section 1612.4 Items 1.1, [1.4](#) and 2.1 of the California Building Code are amended to read as follows:

1.1 The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Subsection 18.07.050.A.4 of the Long Beach Municipal Code and for the final inspection in Subsection 18.07.050.A.15 of the Long Beach Municipal Code.

[For dry floodproofed nonresidential buildings, the elevation to which the building is dry floodproofed as required for the final inspection in Subsection 18.01.050.A.15 of the Long Beach Municipal Code.](#)

2.1 The elevation of the bottom of the lowest horizontal structural member as required by the lowest floor elevation inspection in Subsection 18.07.050.A.4 of the Long Beach Municipal Code and for the final inspection in Subsection 18.07.050.A.15 of the Long Beach Municipal Code.

18.40.300 – Add CBC Sections [4613.51613.7](#) and [4613.5.11613.7.1](#)—Amendments to ASCE 7.

Sections [4613.51613.7](#) and [4613.5.11613.7.1](#) are added to Chapter 16 of the California Building Code to read as follows:

[4613.51613.7](#) Amendments to ASCE 7. The provisions of Section [4613.51613.7](#) shall be permitted as an amendment to the relevant provisions of ASCE 7.

[4613.5.11613.7.1](#) Values for Vertical Combinations. Modify ASCE 7 [Section 12.2.3](#) Exception 3 as follows:

3. Detached one- and two-family dwellings up to two stories in height of light frame construction.

18.40.310 – Add CBC Section [4613.5.21613.7.2](#)—Wood Diaphragms.

Section [4613.5.21613.7.2](#) is added to Chapter 16 of the California Building Code to read as follows:

[4613.5.21613.7.2](#) Wood Diaphragms. Modify ASCE 7 [Section 12.11.2.2.3](#) as follows:

12.11.2.2.3 Wood Diaphragms. The anchorage of concrete or masonry structural walls to wood diaphragms shall be in accordance with AWC SDPWS 4.1.5.1 and this section. Continuous ties required by this section shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toenails or nails subject to withdrawal, nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective for providing the ties or struts required by this section

For structures assigned to Seismic Design Category D, E or F, wood diaphragms supporting concrete or masonry walls shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form subdiaphragms to transmit the anchorage forces to the main continuous cross-ties.
2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75% of the maximum diaphragm shear.

18.40.320 – Add CBC Section ~~4613.5.3~~[1613.7.3](#)—Structural separation.

Section ~~4613.5.3~~[1613.7.3](#) is added to Chapter 16 of the California Building Code to read as follows:

~~4613.5.3~~[1613.7.3](#) Structural Separation. Modify ASCE 7 **Section 12.12.3 Equation 12.12-1** as follows:

$$\delta_M = C_d \delta_{max}$$

(12.12-1)

18.40.330 – Add CBC Section ~~4613.6~~[1613.8](#)—Suspended ceiling.

Section ~~4613.6~~[1613.8](#) is added to Chapter 16 of the California Building Code to read as follows:

~~4613.6~~[1613.8](#) Suspended Ceilings. Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Section **2506.2.1** of this code and this section.

~~4613.6.1~~[1613.8.1](#) Scope. This part contains special requirements for suspended ceilings and lighting systems. Provisions of Section **13.5.6 of ASCE 7** shall apply except as modified herein.

~~4613.6.2~~[1613.8.2](#) General. The suspended ceilings and lighting systems shall be limited to 6 feet (1828 mm) below the structural deck unless the lateral bracing is designed by a registered design professional.

~~4613.6.3~~[1613.8.3](#) Sprinkler Heads. All sprinkler heads (drops) except fire-resistance-rated floor/ceiling or roof/ceiling assemblies, shall be designed to allow for free movement of the sprinkler pipes with oversize rings, sleeves or adaptors through the ceiling tile. Sprinkler heads and other penetrations shall have a 2 inch (50 mm) oversize ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1 inch (25 mm) in all horizontal directions. Alternatively, a swing joint that can accommodate 1 inch (25 mm) of ceiling movement in all horizontal directions is permitted to be provided at the top of the sprinkler head extension.

Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling assemblies shall comply with Section 714 of this code.

~~1613.6.4.1~~[1613.8.4](#) Special Requirements for Means of Egress. Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more and lobbies accessory to Group A Occupancies shall comply with the following provisions.

~~1613.6.4.1~~[1613.8.4.1](#) General. Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural deck along the means of egress. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

~~1613.6.4.2~~[1613.8.4.2](#) Assembly Device. All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot (1219 mm) radius of the exit lights and exit signs.

~~1613.6.4.3~~[1613.8.4.3](#) Emergency Systems. Independent supports and braces shall be provided for light fixtures required for exit illumination. Power supply for exit illumination shall comply with the requirements of Section 1008.3 of this code.

~~1613.6.4.4~~[1613.8.4.4](#) Supports for Appendage. Separate support from the structural deck shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

18.40.380 – Amend CBC Section 1707.1—Alternative test procedure.

Section 1707.1 of the California Building Code is amended by changing the reference to "Section ~~104.11~~[104.2.3](#)" to read "Section 18.03.060 of the Long Beach Municipal Code."

18.40.410 – Amend CBC Section 1807.2—Retaining walls.

Section 1807.2 of the California Building Code is amended to read as follows:

1807.2 Retaining walls. Retaining walls shall be designed in accordance with Section 1807.2.1 through ~~1807.2.4~~[1807.2.5](#). Retaining walls assigned to Seismic Design Category D, E or F shall not be partially or wholly constructed of wood.

18.40.470 – Amend CBC Sections ~~1905.1 and 1905.1.7~~[1905.6.2](#)—~~ACI 318~~[Seismic design categories C, D, E and F](#).

Sections ~~1905.1 and 1905.1.7~~[1905.6.2](#) of the California Building Code ~~are is~~ amended to read as follows:

~~1905.1 General. The text of ACI 318 shall be modified as indicated in Sections 1905.1.1 through 1905.1.11.~~

~~1905.1.7~~[1905.6.2](#) ~~ACI 318, Section 14.1.4. Delete ACI 318, Section 14.1.4, and replace with the following:~~[Seismic design categories C, D, E and F.](#)

~~14.1.4—Plain concrete in structures assigned to Seismic Design Category C, D, E or F.~~

~~14.1.4.1—Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:~~

~~(a) 1. Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement or cementitious material per cubic yard.~~

- (b) 2. Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
- (c) 3. Plain concrete footings supporting walls are permitted provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

~~Exception: Detached one and two family dwellings three stories or less in height and constructed with stud-bearing walls, are permitted to have plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 and are permitted to have a total area of longitudinal reinforcement less than 0.002 times the gross cross-sectional area of the footing.~~

18.40.480 – Add CBC Sections ~~1905.1.9~~1905.8 thru ~~1905.1.11~~1905.10, Modifications to ACI 318.

Sections ~~1905.1.9~~1905.8 thru ~~1905.1.11~~1905.10 are added to Chapter 19 of the California Building Code to read as follows:

~~1905.1.9~~1905.8 ACI 318, Section 18.7.5. Modify ACI 318, Section 18.7.5, by adding Section 18.7.5.8 and 18.7.5.9 as follows:

18.7.5.8 Where the calculated point of contraflexure is not within the middle half of the member clear height, provide transverse reinforcement as specified in ACI 318 Section 18.7.5.1, Items (a) through (c), over the full height of the member.

18.7.5.9 – At any section where the design strength, ϕP_n , of the column is less than the sum of the shears V_e computed in accordance with ACI 318 Sections 18.7.6.1 and 18.6.5.1 for all the beams framing into the column above the level under consideration, transverse reinforcement as specified in ACI 318 Sections 18.7.5.1 through 18.7.5.3 shall be provided. For beams framing into opposite sides of the column, the moment components are permitted to be assumed to be of opposite sign. For the determination of the design strength, ϕP_n , of the column, these moments are permitted to be assumed to result from the deformation of the frame in any one principal axis.

~~1905.1.10~~1905.9 ACI 318, Section 18.10.4. Modify ACI 318, Section 18.10.4, by adding Section 18.10.4.7 as follows:

18.10.4.7 – Walls and portions of walls with $P_u > 0.35P_o$ shall not be considered to contribute to the calculated shear strength of the structure for resisting earthquake-induced forces. Such walls shall conform to the requirements of ACI 318 Section 18.14.

~~1905.1.11~~1905.10 ACI 318, Section 18.12.6. Modify ACI 318, by adding Section 18.12.6.2 as follows:

18.12.6.2 Collector and boundary elements in topping slabs placed over precast floor and roof elements shall not be less than 3 inches (76 mm) or 6 db in thickness, where db is the diameter of the largest reinforcement in the topping slab.

18.40.490 – Amend CBC Section 2304.10.2—Fastener requirements.

Section 2304.10.2 of the California Building Code is amended to read as follows:

~~2304.10.4~~2304.10.2 Fastener requirements. Connections for wood members shall be designed in accordance with the appropriate methodology in Section ~~2304.2~~2302.1. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.2. Staple

fasteners in Table 2304.10.2 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

18.40.560 – Amend CBC Table ~~2308-6-12308.10.1~~—Wall bracing requirements.

Table ~~2308-6-12308.10.1~~ of the California Building Code is amended to read as follows:

TABLE 2308.6.1*
WALL BRACING REQUIREMENTS

SEISMIC DESIGN CATEGORY	STORY CONDITION (SEE SECTION 2308.2)	MAXIMUM SPACING OF BRACED WALL LINES	BRACED PANEL LOCATION, SPACING (O.C.) AND MINIMUM PERCENTAGE (X)			MAXIMUM DISTANCE OF BRACED WALL PANELS FROM EACH END OF BRACED WALL LINE
			Bracing method ^a			
			LIB	DWB, WSP	SFB, PBS, PCP, HPS, GB ^{b,d}	
A and B		35'- 0"	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	NP	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
C		35'- 0"	NP	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	NP	Each end and ≤ 25'- 0" o.c. (minimum 25% of wall length) ^e	Each end and ≤ 25'- 0" o.c. (minimum 25% of wall length) ^e	12'- 6"
D and E f, g, h		25'- 0"	NP	$S_{DS} < 0.50$: Each end and ≤ 25'- 0" o.c. (minimum 21% of wall length) ^e	$S_{DS} < 0.50$: Each end and ≤ 25'- 0" o.c. (minimum 43% of wall length) ^e	8'- 0"
				$0.5 \leq S_{DS} < 0.75$: Each end and ≤ 25'- 0" o.c. (minimum 32% of wall length) ^e	$0.5 \leq S_{DS} < 0.75$: Each end and ≤ 25'- 0" o.c. (minimum 59% of wall length) ^e	
				$0.75 \leq S_{DS} \leq 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 37% of wall length) ^e	$0.75 \leq S_{DS} \leq 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 75% of wall length)	
				$S_{DS} > 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 48% of wall length) ^e	$S_{DS} > 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 100% of wall length) ^e	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

NP = Not Permitted.

a. This table specifies minimum requirements for braced wall panels along interior or exterior braced wall lines.

b. See Section 2308.6.3 for full description of bracing methods.

c. For Method GB, gypsum wallboard applied to framing supports that are spaced at 16 inches on center.

d. The required lengths shall be doubled for gypsum board applied to only one face of a braced wall panel.

e. Percentage shown represents the minimum amount of bracing required along the building length (or wall length if the structure has an irregular shape).

f. DWB, SFB, PBS, and HPS wall braces are not permitted in Seismic Design Categories D or E.

g. Minimum length of panel bracing of one face of the wall for WSP sheathing shall be at least 4'-0" long or both faces of the wall for GB or PCP sheathing shall be at least 8'-0" long; h/w ratio shall not exceed 2:1. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide (actual 1 1/2 inch (38 mm) or larger members and spaced a maximum of 16 inches on center. Braced wall panel construction types shall not be mixed within a braced wall line.

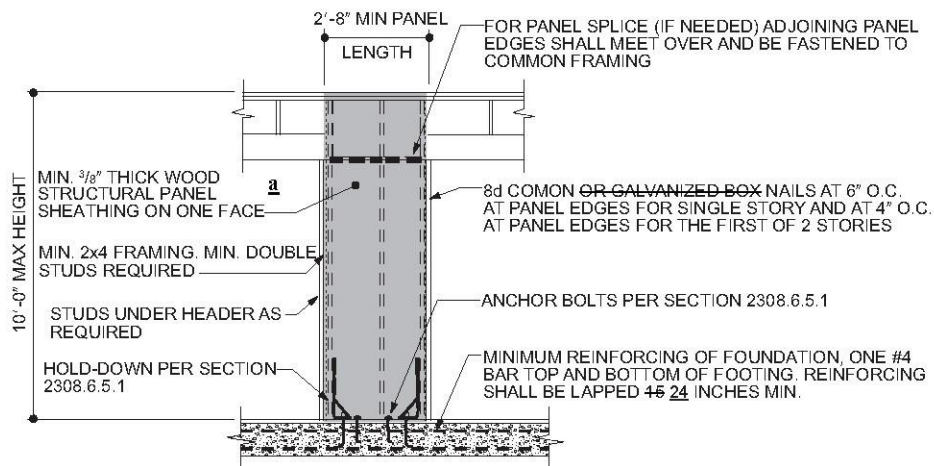
h. WSP sheathing shall be a minimum of 15/32" thick nailed with 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.

18.40.570 – Amend CBC Section [2308.6.5.1](#)/[2308.10.5.1](#) and Figure [2308.6.5.2](#)/[2308.10.5.1](#)—Alternate braced wall (ABW).

Section [2308.6.5-12308.10.5.1](#) and Figure [2308.6.5-12308.10.5.1](#) of the California Building Code are amended to read as follows:

[2308.6.5-12308.10.5.1](#) Alternate braced wall (ABW). An ABW shall be constructed in accordance with this section and Figure [2308.6.5-12308.10.5.1](#). In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8-inch (3.2 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.10.1 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section [2308.3-42308.7.1](#) shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer's recommendations. The ABW shall be supported directly on a foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing is permitted at door openings in the braced wall line. This continuous footing shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where the ABW is installed at the first story of two-story buildings, the wood structural panel sheathing shall be provided on both faces, three anchor bolts shall be placed at one-quarter points and tie-down device uplift capacity shall be not less than 3,000 pounds (13 344 N).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.

**FIGURE 2308.6.5.1
ALTERNATE BRACED WALL PANEL (ABW)**

18.40.580 – Amend CBC Section [2308.6.5-22308.10.5.2](#) and Figure [2308.6.5-22308.10.5.2](#)—Portal frame with hold-downs (PFH).

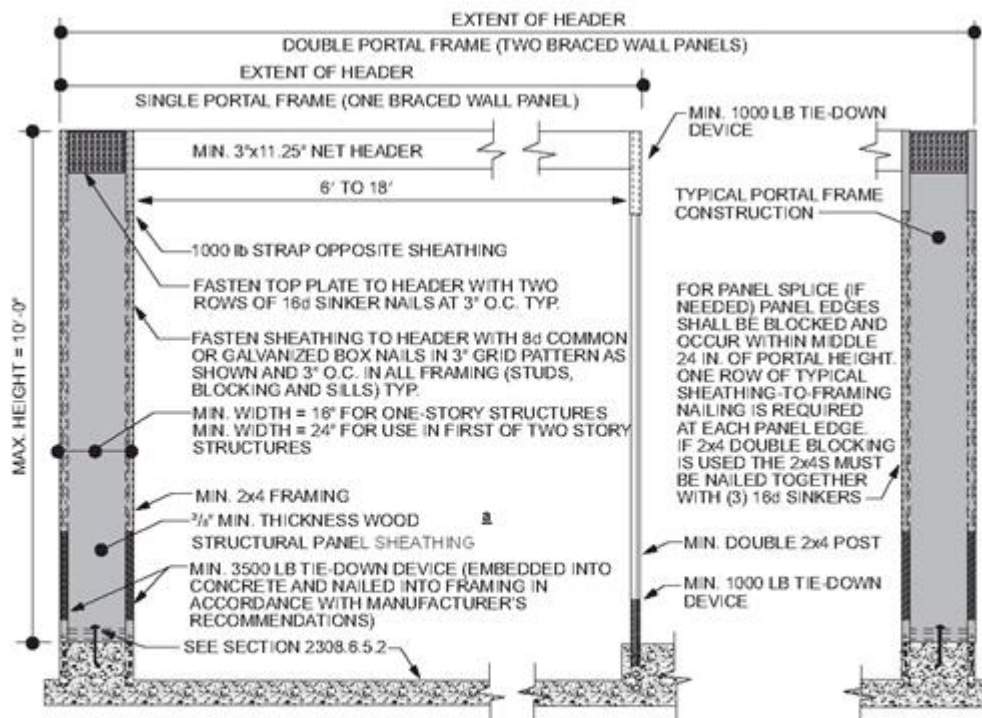
Section [2308.6.5-22308.10.5.2](#) and Figure [2308.6.5-22308.10.5.2](#) of the California Building Code are amended to read as follows:

[2308.6.5-22308.10.5.2](#) Portal frame with hold-downs (PFH). A PFH shall be constructed in accordance with this section and Figure [2308.6.5-22308.10.5.2](#). The adjacent door or window opening shall have a full-length header.

In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch (9.5 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure [2308.6.5-22308.10.5.2](#). For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch minimum thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports and in accordance with Figure [2308.6.5-22308.10.5.2](#). The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure [2308.6.5-22308.10.5.2](#). A built-up header consisting of at least two 2-inch by 12-inch (51 mm by 305 mm) boards, fastened in accordance with Item 26 of Table 2304.10.2 shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1,000 pounds (4,400 N) shall fasten the header to the inner studs opposite the sheathing. One anchor bolt not less than 5/8-inch (15.9 mm) diameter and installed in accordance with Section [2308.3-12308.7.1](#) shall be provided in the center of each sill plate. The studs at each end of the panel shall have a hold-down device fastened to the foundation with an uplift capacity of not less than 3,500 pounds (15 570 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1,000 pounds (4400 N) shall fasten the header to the bearing studs. The bearing studs shall also have a hold-down device fastened to the foundation with an uplift capacity of not less than 1,000 pounds (4400 N). The hold-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The PFH panels shall be supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing is permitted at door openings in the braced wall line. This continuous footing shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where a PFH is installed at the first story of two-story buildings, each panel shall have a length of not less than 24 inches (610 mm).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch minimum thickness (11.9 mm) wood structural panel sheathing.

**FIGURE 2308.6.5.2
PORTAL FRAME WITH HOLD-DOWNS (PFH)**

18.40.590 – Amend CBC Section [2308.6.8-2308.10.8.1](#)—Foundation requirements.

Section [2308.6.8-2308.10.8.1](#) of the California Building Code is amended to read as follows:

[2308.6.8-2308.10.8.1](#) Foundation requirements. Braced wall lines shall be supported by continuous foundations.

Exception: For structures with a maximum plan dimension not over 50 feet (15240 mm), continuous foundations are required at exterior walls only for structures assigned to Seismic Design Category A, B or C.

For structures in Seismic Design Categories D and E, exterior braced wall panels shall be in the same plane vertically with the foundation or the portion of the structure containing the offset shall be designed in accordance with accepted engineering practice and Section [2308.1-2308.3](#).

18.40.600 – Amend CBC Section [2308.6.9-2308.10.9](#)—Attachment of sheathing.

Section [2308.6.9-2308.10.9](#) of the California Building Code is amended to read as follows:

[2308.6.9-2308.10.9](#) Attachment of sheathing. Fastening of braced wall panel sheathing shall not be less than that prescribed in Tables [2308.6-2308.10.1](#) or 2304.10.2. Wall sheathing shall not be attached to framing members by adhesives. Staple fasteners in Table 2304.10.2 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at a maximum of 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip, minimum). Braced wall panels shall be laterally braced at each top corner and at intervals not to exceed 24 inches (6096 mm) along the top plate of discontinuous vertical framing.

18.40.610 – Amend CBC Section 2503.1—Inspection.

Section 2503.1 of the California Building Code is amended to read as follows:

2503.1 Inspection. Lath, ~~gypsum board~~ and gypsum panel products shall be inspected in accordance with Section 18.07.050 of the Long Beach Municipal Code.

18.40.620 – Amend CBC Section 3007.6.1—Access to ~~smokeproof enclosure interior exit stairway or ramp~~.

Section 3007.6.1 of the California Building Code is amended to read as follows:

3007.6.1 Access to ~~a smokeproof enclosure~~ interior exit stairway or ramp. The enclosed fire service access elevator lobby shall have direct access from the enclosed elevator lobby to a smokeproof enclosure with an interior exit stairway or ramp complying with Section 909.20.

Exception: Access to a smokeproof enclosure with an interior exit stairway or ramp shall be permitted to be through a protected path of travel that has a level of fire protection not less than the elevator lobby enclosure. The wall and floor/ceiling assemblies of the protected path shall comply with the requirements of Section 3007.6.2 and doors opening into the protected path shall comply with the requirements of Section 3007.6.3. The protected path shall be separated from the enclosed elevator lobby through an opening protected by a smoke and draft control assembly in accordance Section 716.2.2.1.

18.40.630 – Amend CBC Section ~~3115.13114~~—Intermodal shipping containers.

Section ~~3115.13114~~ of the California Building Code is amended to read as follows:

SECTION ~~3115.13114~~
INTERMODAL SHIPPING CONTAINERS

~~3115.13114.1~~ General. The provisions of Section ~~3115.13114~~ and other applicable sections of this code shall apply to intermodal shipping containers that are repurposed for use as buildings or structures, or as a part of buildings or structures.

Exceptions:

1. Intermodal shipping containers previously approved as existing relocatable buildings complying with Chapter 14 of the California Existing Building Code.
2. Stationary battery storage arrays located in intermodal shipping containers complying with Chapter 12 of the California Fire Code.
3. Intermodal shipping containers that are listed as equipment complying with the standard for equipment, such as air chillers, engine generators, modular data centers, and other similar equipment.

4. Intermodal shipping containers housing or supporting experimental equipment are exempt from the requirements of Section [34453114](#), provided they comply with all of the following:

4.1. Such units will be single stand-alone units supported at grade level and used only for occupancies as specified under Risk Category I in Table 1604.5.

4.2. Such units are located a minimum of 8 feet (2438 mm) from adjacent structures, and are not connected to a fuel gas system or fuel gas utility.

4.3. In hurricane-prone regions and flood hazard areas, such units are designed in accordance with the applicable provisions of Chapter 16.

5. [HCD] Shipping containers constructed or converted off-site that meet the definition of Factory-built Housing in Health and Safety Code Section 19971 or Commercial Modular(s) as defined in Health and Safety Code Section 18001.8 shall be approved by the Department of Housing and Community Development.

6. Single-unit stand-alone intermodal shipping containers used as temporary storage or as construction trailers on active construction sites. Construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to, offices, meeting rooms, plan rooms, other administrative or support functions shall not be exempt from Section [34453114](#).

[3445.23114.2](#) Construction documents. The construction documents shall contain information to verify the dimensions and establish the physical properties of the steel components and wood floor components of the intermodal shipping container, in addition to the information required by Chapter 18.05 of the Long Beach Municipal Code and Section 1603.

[3445.33114.3](#) Intermodal shipping container information. Intermodal shipping containers shall bear an existing data plate containing the following information as required by ISO 6346 and verified by an approved agency. A report of the verification process and findings shall be provided to the building owner.

1. Manufacturer's name or identification number.
2. Date manufactured.
3. Safety approval number.
4. Identification number.
5. Maximum operating gross mass or weight (kg) (lbs).
6. Allowable stacking load for 1.8G (kg) (lbs).
7. Transverse racking test force (Newtons).
8. Valid maintenance examination date.

Where approved by the building official, the markings and existing data plate are permitted to be removed from the intermodal shipping containers before they are repurposed for use as buildings or structures or as part of buildings or structures.

[3115.43114.4](#) Protection against decay and termites. Wood structural floors of intermodal shipping containers shall be protected from decay and termites in accordance with the applicable provisions of Section 2304.12.1.1.

[3115.53114.5](#) Under-floor ventilation. The space between the bottom of the floor joists and the earth under any intermodal shipping container, except spaces occupied by basements and cellars, shall be provided with ventilation in accordance with Section 1202.4.

[3115.63114.6](#) Roof assemblies. Intermodal shipping container roof assemblies shall comply with the applicable requirements of Chapter 15.

Exception: Single-unit, stand-alone intermodal shipping containers not attached to, or stacked vertically over, other intermodal shipping containers, buildings or structures.

[3115.73114.7](#) Joints and voids. Joints and voids that create concealed spaces between intermodal shipping containers, that are connected or stacked, at fire-resistance-rated walls, floor or floor/ceiling assemblies and roofs or roof/ceiling assemblies shall be protected by an approved fire-resistant joint system in accordance with Section 715.

[3115.83114.8](#) Structural. Intermodal shipping containers that conform to ISO 1496-1 and are repurposed for use as buildings or structures, or as a part of buildings or structures, shall be designed in accordance with Chapter 16 and this section.

[3115.8.13114.8.1](#) Foundations and supports. Intermodal shipping containers repurposed for use as a permanent building or structure shall be supported on foundations or other supporting structures designed and constructed in accordance with Chapters 16 through 23.

[3115.8.1.13114.8.1.1](#) Anchorage. Intermodal shipping containers shall be anchored to foundations or other supporting structures as necessary to provide a continuous load path for all applicable design and environmental loads in accordance with Chapter 16.

[3115.8.1.23114.8.1.2](#) Stacking. Intermodal shipping containers used to support stacked units shall comply with Section [3115.8.43114.8.4](#).

[3115.8.23114.8.2](#) Welds. The strength of new welds and connections shall be of not less than the strength provided by the original connections. All new welds and connections shall be designed and constructed in accordance with Chapters 16, 17 and 22.

[3115.8.33114.8.3](#) Structural design. The structural design of the intermodal shipping containers repurposed for use as a building or structure, or as part of a building or structure, shall comply with Section [3115.8.43114.8.4](#) or [3115.8.53114.8.5](#).

[3115.8.43114.8.4](#) Detailed structural design procedure. A structural analysis meeting the requirements of this section shall be provided to the building official to demonstrate the structural adequacy of the intermodal shipping containers.

Exception: Structures using an intermodal shipping container designed in accordance with Section [3115.8.53114.8.5](#).

[3115.8.4.13114.8.4.1](#) Material properties. Structural material properties for existing intermodal shipping container steel components shall be established by Section 2202.

[3115.8.4.23114.8.4.2](#) Seismic design parameters. The seismic force-resisting system shall be designed and detailed in accordance with ASCE 7 and one of the following:

1. Where all or portions of the profiled steel panel elements are considered to be the seismic force-resisting system, design and detailing shall be in accordance with AISI S100 and ASCE 7, Table 12.2-1 requirements for steel systems not specifically detailed for seismic resistance, excluding cantilevered column systems.
2. Where all or portions of the profiled steel panel elements are not considered to be part of the seismic force-resisting system, an independent seismic force-resisting system shall be selected and detailed in accordance with ASCE 7 Table 12.2-1.
3. Where all or portions of the profiled steel elements are retained and integrated into a seismic force-resisting system other than as permitted by Section 3115.8.4.2 Item 1, seismic design parameters shall be developed from testing and analysis in accordance with **Section 18.03.060 of the Long Beach Municipal Code** and ASCE 7, Section 12.2.1.1 or 12.2.1.2.

~~3115.8.4.3~~3114.8.4.3 Allowable shear value. The allowable shear values for the profiled steel panel side walls and end walls shall be determined in accordance with the design approach selected in Section ~~3115.8.4.2~~3114.8.4.2. Where penetrations are made in the side walls or end walls designated as part of the lateral force-resisting system, the penetrations shall be substantiated by rational analysis.

~~3115.8.5~~3114.8.5 Simplified structural design procedure of single-unit containers. Single-unit intermodal shipping containers conforming to the limitations of Section ~~3115.8.5.1~~3114.8.5.1 shall be permitted to be designed in accordance with Sections ~~3115.8.5.2~~3114.8.5.2 and ~~3115.8.5.3~~3114.8.5.3.

~~3115.8.5.1~~3114.8.5.1 Limitations. Use of Section ~~3115.8.5~~3114.8.5 is subject to ~~all~~ the following limitations:

1. The intermodal shipping container shall be a single-unit, stand-alone unit supported on a foundation and shall not be in contact with or supporting any other shipping container or other structure.
2. The intermodal shipping container's top and bottom rails, corner castings, and columns or any portion thereof shall not be notched, cut, or removed in any manner.
3. The intermodal shipping container shall be erected in a level and horizontal position with the floor located at the bottom.
4. The intermodal shipping container shall be located in Seismic Design Category A, B, C or D.

~~3115.8.5.2~~3114.8.5.2 Simplified structural design assumptions. Where permitted by Section 3115.8.5.1, single-unit, stand-alone intermodal shipping containers shall be designed using the following assumptions for the profiled steel panel side walls and end walls:

1. The appropriate detailing requirements contained in Chapters 16 through 23.
2. Response modification coefficient, $R = 2$.
3. Over strength factor, $\Omega_o = 2.5$.
4. Deflection amplification factor, $C_d = 2$.
5. Limits on structural height, $h_n = 9.5$ feet (2900 mm).

[3114.8.5.3](#) Allowable shear value. The allowable shear values for the profiled steel panel side walls (longitudinal) and end walls (transverse) for wind design and seismic design using the coefficients of Section [3114.8.5.2](#) shall be in accordance with Table [3114.8.5.3](#), provided that all of the following conditions are met:

1. The total linear length of all openings in any individual side walls or end walls shall be limited to not more than 50 percent of the length of that side walls or end walls, as shown in Figure [3114.8.5.3\(1\)](#).
2. Any full height wall length, or portion thereof, less than 4 feet (305 mm) long shall not be considered as a portion of the lateral force-resisting system, as shown in Figure [3114.8.5.3\(2\)](#).
3. All side walls or end walls used as part of the lateral force-resisting system shall have an existing or new boundary element on all sides to form a continuous load path, or paths, with adequate strength and stiffness to transfer all forces from the point of application to the final point of resistance, as shown in Figure [3114.8.5.3\(3\)](#). The existing door interlocking mechanism shall not be considered as a component of the required load path.
4. Where openings are made in [intermodal shipping](#) container walls, floors or roofs for doors, windows and other openings:
 1. The openings shall be framed with steel elements that are designed in accordance with Chapters 16 and 22.
 2. The cross section and material grade of any new steel element shall be equal to or greater than the steel element removed.
5. A maximum of one penetration not greater than a 6-inch (152 mm) diameter hole for conduits, pipes, tubes or vents, or not greater than 16 square inches (10 322mm²) for electrical boxes, is permitted for each individual 8 feet length (2438 mm) of lateral force-resisting wall. Penetrations located in walls that are not part of the wall lateral force-resisting system shall not be limited in size or quantity. Existing intermodal shipping container vents shall not be considered a penetration, as shown in Figure [3114.8.5.3\(4\)](#).
6. End wall door or doors designated as part of the lateral force-resisting system shall be intermittently welded closed around the full perimeters of the door panels.

TABLE [3114.8.5.3](#)
 ALLOWABLE SHEAR VALUES FOR PROFILED STEEL PANEL
 SIDE WALLS AND END WALLS FOR WIND OR SEISMIC LOADING

CONTAINER DESIGNATION ^b	CONTAINER DIMENSION (Nominal Length)	CONTAINER DIMENSION (Nominal Height)	ALLOWABLE SHEAR VALUES (PLF) ^{a,c}	
			Side Wall	End Wall
1EEE	45 feet (13.7 M)	9.5 feet (2896 mm)	75	843
1EE		8.6 feet (2591 mm)		
1AAA	40 feet (12.2 M)	9.5 feet (2896 mm)	84	
1AA		8.5 feet (2592 mm)		

1A		8.0 feet (2438 mm)	
1AX		<8.0 feet (2483 mm)	
1BBB	30 feet (9.1 M)	9.5 feet (2896 mm)	112
1BB		8.5 feet (2591 mm)	
1B		8.0 feet (2438 mm)	
1BX		<8.0 feet (2438 mm)	
1CC	20 feet (9.1 M)	8.5 feet (2591 mm)	168
1C		8.0 feet (2438 mm)	
1CX		<8.0 feet (2438 mm)	

- a. The allowable strength shear values for the side walls and end walls of the intermodal shipping containers are derived from ISO 1496-1 and reduced by a factor of safety of 5.
- b. Container designation type is derived from ISO 668.
- c. Limitations of Sections [3115.8.5.3\(1\)](#) and [3115.8.5.3\(1\)](#) shall apply.

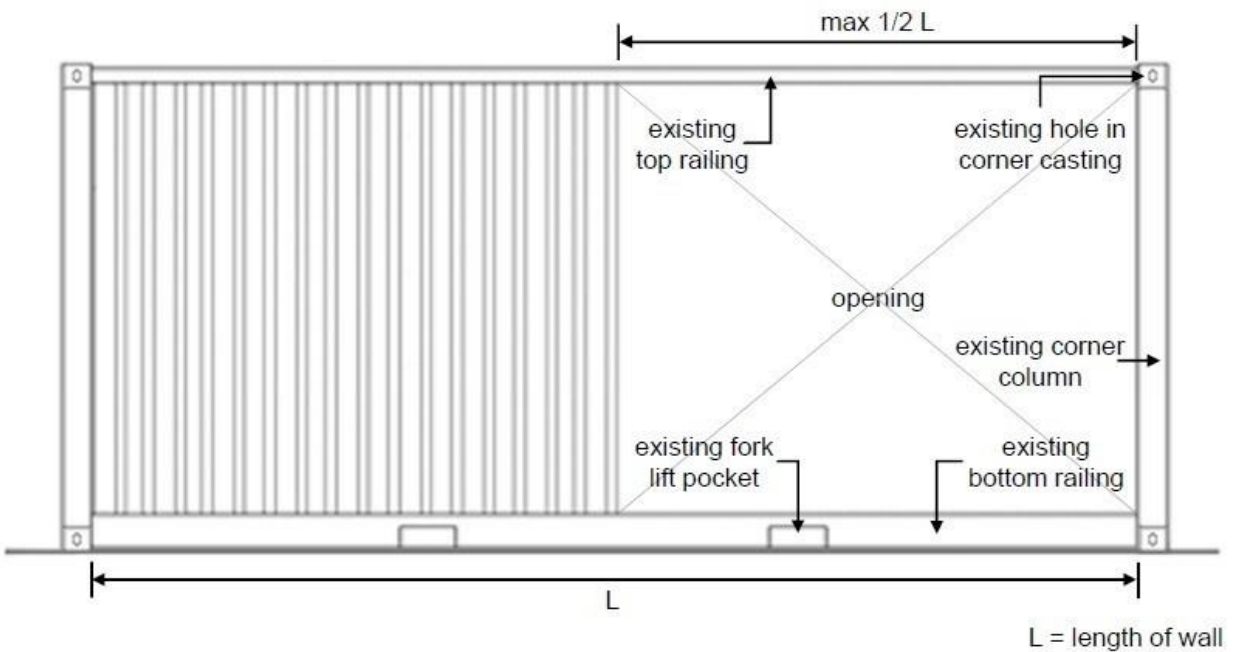


FIGURE [3115.8.5.3\(1\)](#)
Bracing Unit Distribution – Maximum Linear Length

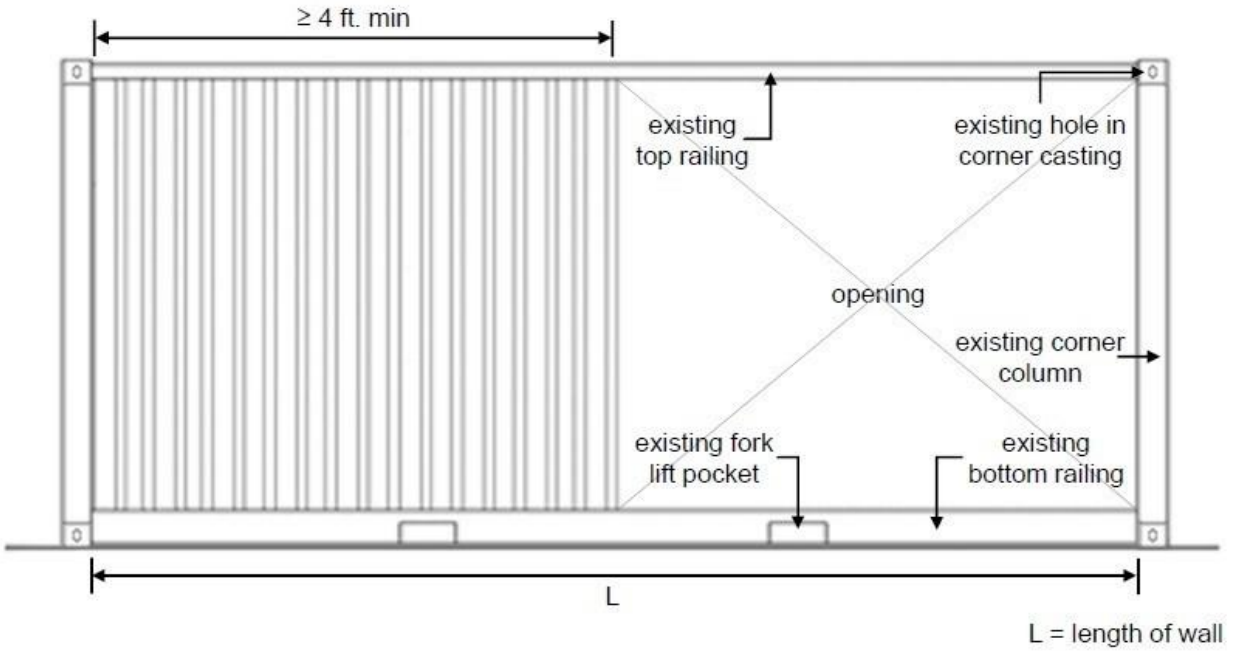


FIGURE [3415.8.5.3\(2\)](#)~~3114.8.5.3(2)~~
Bracing Unit Distribution – Minimum Linear Length

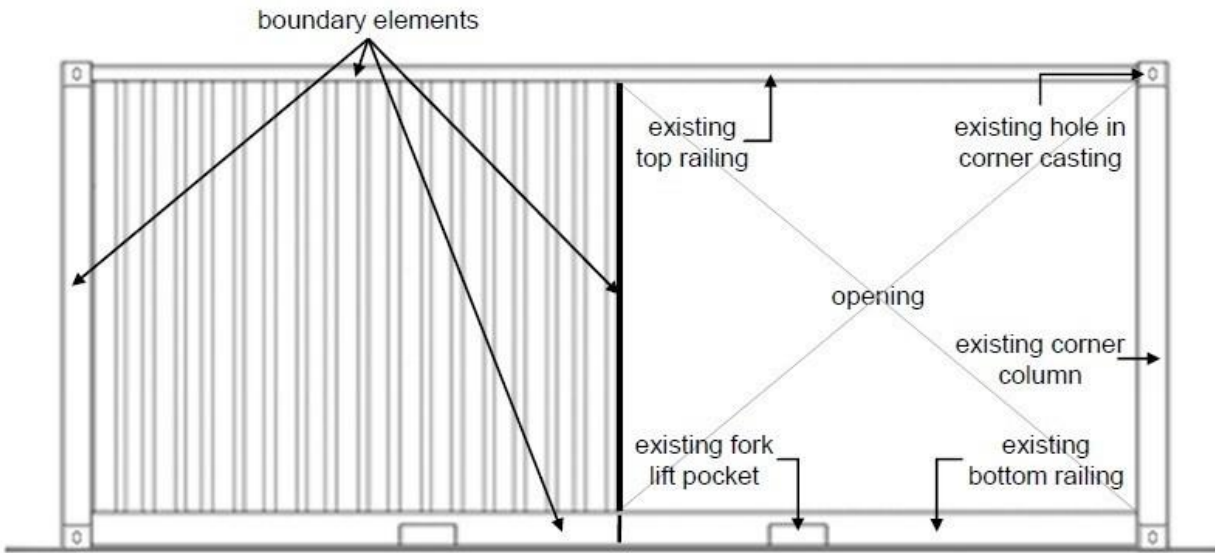


FIGURE ~~3115.8.5.3(3)~~3114.8.5.3(3)
Bracing Unit Distribution – Boundary Elements

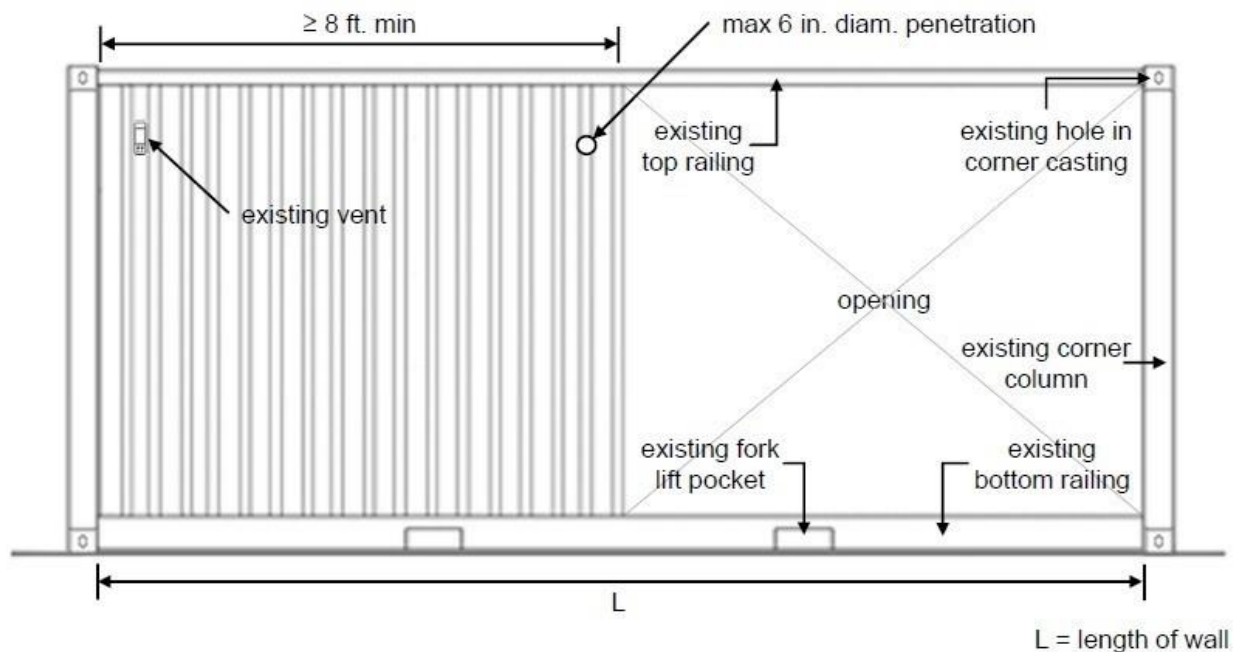


FIGURE [3115.8.5.3\(4\)](#)[3114.8.5.3\(4\)](#)
Bracing Unit Distribution – Penetrating Limitations

[18.40.690](#) – Amend CBC Section G102.1—Flood hazard general definitions.

[The first sentence of Section G102.1 of the California Building Code is amended to read as follows:](#)

[G201.1 General. The following words and terms shall, for the purpose of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code or Chapter 18.02 of the Long Beach Municipal Code for general definitions.](#)

[18.40.690700](#) – Amend CBC Section G103.1—Flood hazard general.

Item 10 of Section G103.1 of the California Building Code is amended to read as follows:

10. Certain building work exempt from permit under Section 18.04.020 of the Long Beach Municipal Code and other buildings and development activities.

[18.40.700710](#) – Amend CBC Section G103.2—Flood hazard establishment.

Section G103.2 of the California Building Code is amended to read as follows:

G103.2 Establishment of flood hazard areas. Flood hazard areas are established in Section 1612.3 of this code and by the Federal Insurance Administration of the Federal Emergency Management Agency (FEMA), in a scientific and engineering report entitled "The Flood Insurance Study for the City of Long Beach", dated July 6, 1998, with accompanying Flood Insurance Rate Map (FIRMs), and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this appendix. This flood insurance study and attendant mapping is the minimum area of applicability of this appendix and may be supplemented by studies for other areas which allow implementation of this appendix and which are recommended to the City Council by the City Engineer. The Flood Insurance Study and FIRMs are on file in the office of the Department of Public Works, 411 West Ocean Boulevard, Long Beach, California 90802.

18.40.749720 – Add CBC Section G103.3—Flood hazard interpretation of FIRM boundaries.

Section G103.3 is added to the California Building Code to read as follows:

G103.3 Interpretation of FIRM boundaries. The City Engineer shall make interpretations where needed as to the exact location of the boundaries of flood hazard areas where there appears to be a conflict between a mapped boundary and actual field conditions. The applicant contesting the boundaries shall be given a reasonable opportunity to appeal the interpretation as provided for in Section G106.

18.40.729730 – Amend CBC Section G104.3—Flood hazard determination of design flood elevation.

Item 2 of Section G104.3 of the California Building Code is amended to read as follows:

2. Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a registered design professional. Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the City Engineer. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

18.40.739740 – Amend CBC Section G104.5—Flood hazard floodway encroachment.

Section G104.5 of the California Building Code is amended to read as follows:

G104.5 Floodway encroachment. Prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other development or land-disturbing activity, the City Engineer shall require submission of a certification, prepared by a registered design professional, along with supporting technical data, demonstrating that such development will not cause any increase of the base flood level.

18.40.749750 – Amend CBC Sections G104.6 and G104.6.1—Flood hazard watercourse alteration and engineering analysis.

Sections G104.6 and G104.6.1 of the California Building Code are amended to read as follows:

G104.6 Watercourse alteration. Prior to issuing of a permit for any alteration or relocation of any watercourse, the City Engineer shall provide notification of the proposal to the appropriate authorities of all adjacent government jurisdictions, as well as the California Department of Water Resources. A copy of the notification shall be maintained in the permit records and submitted to FEMA.

G104.6.1 Engineering analysis. The City Engineer shall require submission of an engineering analysis, prepared by a registered design professional, demonstrating that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased. Such watercourses shall be maintained in a manner that preserves the channel's flood-carrying capacity.

18.40.759760 – Amend CBC Section G104.7—Flood hazard alterations in coastal areas.

Section G104.7 of the California Building Code are amended to read as follows:

G104.7 Alterations in coastal areas. Prior to issuing a permit for any alteration of sand dunes and mangrove stands in coast high-hazard areas and coastal A zones, the City Engineer shall require submission of an engineering analysis, prepared by a registered design professional, demonstrating that the proposed alteration will not increase the potential for flood damage.

18.40.769770 – Add CBC Section G104.11—Flood hazard letter of map revision.

Section G104.11 is added to the California Building Code to read as follows:

G104.11 Letter of Map Revision. Within 6 months of information becoming available or project completion, whichever comes first, the City Engineer shall submit technical or scientific data to FEMA for a Letter of Map Revision pursuant to the requirement of Part 65 and 65.3 of Title 44 of the Code of Federal Regulations.

18.40.779780 – Amend CBC Section G105.4—Flood hazard expiration.

Section G105.4 of the California Building Code is amended to read as follows:

G105.4 Expiration. Section 18.04.060 of the Long Beach Municipal Code shall govern when a permit becomes invalid or expired.

18.40.789790 – Amend CBC Section G106.1—Flood hazard general variance.

Section G106.1 of the California Building Code is amended to read as follows:

G106.1 General. The Board of Examiners, Appeals and Condemnation (hereinafter referred to as “board of appeals” in this appendix) established pursuant to Chapter 18.10 of the Long Beach Municipal Code shall hear and decide requests for variances. The board of appeals shall base its determination on technical justifications and has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of this appendix and Section 1612.

Any person aggrieved by the decision of the board of appeal may, within ten (10) days from the date the aggrieved party is notified in writing of the decision, appeal such decision to the City Council by filing a written notice thereof with the City Clerk. The City Council's decision shall be reduced to writing and shall be served by mail on the aggrieved party within ten (10) days after all evidence has been received by the City Council. Upon consideration of the factors of Section G106.6 and the purposes of this appendix, the City Council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this appendix. The decision of the City Council shall be final.

18.40.799800 – Amend CBC Section G106.2—Flood hazard records.

Section G106.2 of the California Building Code is amended to read as follows:

G106.2 Records. The Building Official shall maintain a permanent record of all variance actions, including justification for their issuance. The City Engineer shall report any variances issued in its report submitted to FEMA.

18.40.809810 – Amend CBC Section G106.7—Flood hazard conditions for issuance.

Item 5 of Section G106.7 of the California Building Code is amended to read as follows:

5. Notification to the applicant in writing over the signature of the Building Official that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and that such construction below the base flood level increases risks to life and property. Prior to the issuance of a permit, a copy of the notice shall be recorded by the applicant in the Office of the Los Angeles County Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.

~~18.40.810—Amend CBC Section G102.1—Flood hazard general definitions.~~

~~Section G102.1 of the California Building Code is amended to read as follows:~~

~~G201.1 General. The following words and terms shall, for the purpose of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code or Chapter 18.02 of the Long Beach Municipal Code for general definitions.~~

CHAPTER 18.41 RESIDENTIAL CODE

18.41.010 – Adoption of California Residential Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2022~~2025 Edition of the California Residential Code (herein referred to as the “California Residential Code”). The California Residential Code is Part 2.5 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2021~~2024 Edition of the International Residential Code (herein referred to as the “International Residential Code”) as developed by the International Code Council with necessary California amendments. The following appendices of the California Residential Code are included: Appendices ~~HBB~~, ~~QBF~~, ~~XCI~~, and ~~ZCJ~~. The following sections, chapters, parts or appendices of the California Residential Code are deleted: Sections R101 through R114 of Chapter 1, Division II; Chapters 11 through 43, Parts IV through VIII; and Appendices A through G, I through P, R through W, and Y.

The adoption of the California Residential Code is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Residential Code. A copy of the California Residential Code, printed as code in book form, shall be on file in the Office of the City Clerk.

18.41.070 – Amend CRC Section ~~R319.1~~R308.1—Address identification.

Section ~~R319.1~~R308.1 of the California Residential Code is amended to read as follows:

~~R319.1~~R308.1 Address identification. Buildings and structures shall be provided with an approved address identification and number in accordance with Chapter 18.11 of the Long Beach Municipal Code.

18.41.080 – Amend CRC Section R401.1—Application.

Section R401.1 of the California Residential Code is amended to read as follows:

R401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2 shall meet the provisions of Section ~~R322~~R306. Wood foundations shall be designed and installed in accordance with AWC PWF.

Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

Wood foundations in Seismic Design Category D₀, D₁ or D₂ shall not be permitted.

Exception: In non-occupied, single-story, detached storage sheds and similar uses other than carport or garage, provided the gross floor area does not exceed 200 square feet, the plate height does not exceed 12 feet in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches.

18.41.090 – Amend CRC Section R403.1.2—Continuous footing in Seismic Design Categories D₀, D₁ and D₂.

Section R403.1.2 of the California Residential Code is amended to read as follows:

R403.1.2 Continuous footing in Seismic Design Categories D₀, D₁ and D₂. Exterior walls and required interior braced wall panels of buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported by continuous solid or fully grouted masonry or concrete footings in accordance with Table R403.1.2. Required interior braced wall panels in buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported on continuous foundations.

18.41.200 – Amend CRC Table R602.10.5—Minimum length of braced wall panels.

Table R602.10.5 of the California Residential Code is amended to read as follows:

TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS

THE 2026 PROPOSED AMENDMENTS TO THE LONG BEACH MUNICIPAL CODE

METHOD (See Table R602.10.4)		MINIMUM LENGTH ^a (inches)					CONTRIBUTING LENGTH (inches)
		Wall Height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	48	53	58	Actual ^b
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LIB		55	62	69	NP	NP	Actual ^b
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42	48
	SDC D ₀ , D ₁ and D ₂ , ultimate design wind speed < 140 mph	32	32	34	NP	NP	
CS-G		24	27	30	33	36	Actual ^b
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						Actual ^b
	≤ 64	24	27	30	33	36	
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	—	44	40	38	38	
	104	—	49	43	40	39	
	108	—	54	46	43	41	
	112	—	—	50	45	43	
	116	—	—	55	48	45	
	120	—	—	60	52	48	
	124	—	—	—	56	51	
	128	—	—	—	61	54	
132	—	—	—	66	58		
136	—	—	—	—	62		
140	—	—	—	—	66		
144	—	—	—	—	72		
METHOD (See Table R602.10.4)		Portal header height					CONTRIBUTING LENGTH (inches)
		8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	24	24	24	Note c	Note c	
	Supporting one story and roof	24	24	24	Note c	Note c	
PFG		24	27	30	Note d	Note d	1.5 × Actual ^b
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actual ^b
	SDC D ₀ , D ₁ and D ₂	24	24	24	Note e	Note e	Actual ^b

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

NP = Not Permitted.

- Linear interpolation shall be permitted.
- Use the actual length where it is greater than or equal to the minimum length. The actual length of Methods CS-G, CS-WSP, CS-SFB, PFH, PFG and CS-PF is the length of the full-height sheathed section.
- Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.
- Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.
- Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

CHAPTER 18.42 ELECTRICAL CODE

18.42.010 – Adoption of California Electrical Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the [20222025](#) Edition of the California Electrical Code (herein referred to as the “California Electrical Code”). The California Electrical Code is Part 3 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the [20202023](#) Edition of the National Electrical Code (herein referred to as the “National Electrical Code”) as developed by the National Fire Protection Association with necessary California amendments. The following annexes of the California Electrical Code are included: Annexes A, B and C. The following articles, chapters or annexes of the California Electrical Code are deleted: Annexes D, E, F, G, H, I, ~~and J and K~~.

The adoption of the California Electrical Code is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Electrical Code. A copy of the California Electrical Code, printed as code in book form, shall be on file in the Office of the City Clerk.

CHAPTER 18.43 PLUMBING CODE

18.43.010 – Adoption of California Plumbing Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the [20222025](#) Edition of the California Plumbing Code (herein referred to as “California Plumbing Code”). The California Plumbing Code is Part 5 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the [20212024](#) Edition of the Uniform Plumbing Code as developed by the International Association of Plumbing and Mechanical Officials with necessary California amendments. The following appendices of the California Plumbing Code are included: Appendices A, B, D, H, and I. The following sections, chapters, or appendices of the California Plumbing Code are deleted: Sections 101.0 through 107.2 and Table 104.5 of Chapter 1, Division II; Chapters 13, 15 and 16; and Appendices C, E, F, G, J, K, L, M, ~~and N, O, P, Q, R and S~~.

The adoption of the California Plumbing Code is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Plumbing Code. A copy of the California Plumbing Code, printed as code in book form, shall be on file in the Office of the City Clerk.

CHAPTER 18.44 MECHANICAL CODE

18.44.010 – Adoption of California Mechanical Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the [20222025](#) Edition of the California Mechanical Code (herein referred to as the “California Mechanical Code”). The California Mechanical Code is Part 4 of the California Code of Regulations, Title 24, also

referred to as the California Building Standards Code. This part is based on the provisions of the [20212024](#) Edition of the Uniform Mechanical Code as developed by the International Association of Plumbing and Mechanical Officials with necessary California amendments. The following appendices of the California Mechanical Code are included: Appendices A, B, [and C](#), ~~and D~~. The following sections, chapters or appendices of the California Mechanical Code are deleted: Sections 101.0 through 107.2 and Table 104.5 of Chapter 1, Division II; and Appendices [D](#), [E](#), [F](#), [G](#), ~~and H~~, ~~I~~, ~~and J~~.

The adoption of the California Mechanical Code is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Mechanical Code. A copy of the California Mechanical Code, printed as code in book form, shall be on file in the Office of the City Clerk.

CHAPTER 18.46 ENERGY CODE

18.46.010 – Adoption of California Energy Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the [20222025](#) Edition of the California Energy Code (herein referred to as the “California Energy Code”). The California Energy Code is Part 6 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is developed by the California Energy Commission.

The adoption of the California Energy Code and certain provisions of the Long Beach Municipal Code shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Energy Code. A copy of the California Energy Code, printed as code in book form, shall be on file in the office of the City Clerk.

CHAPTER 18.47 GREEN BUILDING STANDARDS CODE

18.47.010 – Adoption.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the [20222025](#) Edition of the California Green Building Standards Code (herein referred to as “California Green Building Standards Code”). The California Green Building Standards Code is Part 11 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The following appendices of the California Green Building Code are deleted: Appendices A4, A5, and A6.1.

The adoption of the California Green Building Standards Code is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Green Building Standards Code. A copy of the California Green Building Standards Code, printed as code in book form, shall be on file in the Office of the City Clerk.

~~18.47.020 — Amend CALGreen Section 4.106.4.2.1— Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.~~

~~Section 4.106.4.2.1 of the California Green Building Standards Code is amended to read as follows:~~

~~4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.~~

1. ~~EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.~~

~~The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.~~

~~Exceptions:~~

1. ~~When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.~~
2. ~~When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.~~
3. ~~Areas of parking facilities served by parking lifts or parking spaces accessible only by automated mechanical car parking systems.~~

~~Notes:~~

- a. ~~Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.~~
- b. ~~There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.~~
2. ~~EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.~~

~~Exception: Areas of parking facilities served by parking lifts or parking spaces accessible only by automated mechanical car parking systems.~~

~~18.47.030 — Amend CALGreen Section 4.106.4.2.2 — Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.~~

~~Section 4.106.4.2.2 of the California Green Building Standards Code is amended to read as follows:~~

~~4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.~~

1. ~~EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.~~

~~The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as “EV CAPABLE” in accordance with the California Electrical Code.~~

~~Exceptions:~~

- ~~1. When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.~~
- ~~2. Areas of parking facilities served by parking lifts or parking spaces accessible only by automated mechanical car parking systems.~~

~~Notes:~~

- ~~a. Construction documents shall show locations of future EV spaces.~~
- ~~b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.~~
- ~~2. EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.~~

~~Exception: Areas of parking facilities served by parking lifts or parking spaces accessible only by automated mechanical car parking systems.~~

- ~~3. EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.~~

~~When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.~~

~~Exception: Areas of parking facilities served by parking lifts or parking spaces accessible only by automated mechanical car parking systems.~~

~~18.47.040~~18.47.020 – Amend CALGreen Sections 4.408.1 through 4.408.5—Construction waste reduction, disposal and recycling.

Sections 4.408.1 through 4.408.5 of the California Green Building Standards Code is deleted in its entirety and replaced to read as follows:

4.408.1 General. Covered projects meeting the threshold of Section 18.67.020 of Title 18 of the Long Beach Municipal Code shall comply with Chapter 18.67 Construction Waste Reduction, Disposal and Recycling of Title 18 of the Long Beach Municipal Code.

~~18.47.050~~ — Amend CALGreen Section 5.106.5.3 — Electric vehicle (EV) charging.

~~Section 5.106.5.3 of the California Green Building Standards Code is amended to read as follows:~~

~~5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.~~

~~Exceptions:~~

- ~~1. On a case by case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
 - ~~a. Where there is no local utility power.~~
 - ~~b. Where the local utility is unable to supply adequate power.~~
 - ~~c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.~~~~
- ~~2. Areas of parking facilities served by parking lifts or parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.~~

~~18.47.060~~18.47.030 – Amend CALGreen Section 5.303.1—Meters.

Section 5.303.1 of the California Green Building Standards Code is amended to read as follows:

5.303.1 Meters. Separate submeters or metering devices shall be installed for the uses described in Sections 5.303.1.1 through 5.303.1.3.

~~18.47.070~~18.47.040 – Add CALGreen Section 5.303.1.3—Mixed-use occupancy.

Section 5.303.1.3 is added to Chapter 5 of the California Green Building Standards Code to read as follows:

5.303.1.3 Mixed-use occupancy. In new buildings with mixed-use occupancies, separate metering devices shall be dedicated solely to each residential and nonresidential uses. The plumbing system downstream of the meters for the residential and nonresidential uses shall be independent of the other and not cross-connected.

~~18.47.080~~18.47.050 – Amend CALGreen Sections 5.408.1 through 5.408.1.4—Construction waste reduction, disposal and recycling.

Sections 5.408.1 through 5.408.1.4 of the California Green Building Standards Code are deleted in its entirety and replaced to read as follows:

5.408.1 General. Covered projects meeting the threshold of Section 18.67.020 of Title 18 of the Long Beach Municipal Code shall comply with Chapter 18.67 Construction and Demolition Recycling Program of Title 18 of the Long Beach Municipal Code.

CHAPTER 18.48 FIRE CODE

18.48.010 – Adoption of the California Fire Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2022~~2025 Edition of the California Fire Code (CFC). The following chapters or sections of the California Fire Code are also included; Chapter 1 Division II Parts 1 and 2, Sections 305, 307, 308, 309, 311.2.1, 311.3, ~~321~~, 403.1~~12~~, 503 and 510.3. The following chapters or sections of the California Fire Code are deleted; ~~411~~, ~~308-1.4~~~~308.1.6~~, ~~308-1.7~~~~308.1.8~~, 903.4 exceptions 4 and 5, 907.3.1 exception 1 and 913.4 methods 3 and 4. The California Fire Code is Part 9 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2021~~2024 International Fire Code (model code) as developed by the International Code Council with necessary California amendments.

The adoption of the ~~2022~~2025 Edition of the California Fire Code (herein referred to as the “California Fire Code”) is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this Title. Such codes and code provisions shall constitute and be known as the Long Beach Fire Code. A copy of the California Fire Code, printed as code in book form, shall be on file in the Office of the City Clerk.

18.48.060 – CFC Chapter 1, Section ~~104.3~~104.4—Right of entry.

Section ~~104.3~~104.4 of Chapter 1 of the California Fire Code is amended by the addition of the following paragraph to read as follows:

The Fire Code Official shall have the authority to direct inspection and ensure compliance with the Long Beach Fire Code on all tankers and vessels at anchor or dockside in waters under the jurisdiction of the City and/or within the boundaries of the Port of Long Beach. All vessels shall comply with rules and regulations set forth in federal, State and local codes. Access to vessels shall be maintained at all times while the vessel is at anchor or dockside by use of proper brows or accommodation ladders.

18.48.070 – CFC Chapter 1, Section ~~104.6~~104.7—Official records.

Section ~~104.6~~104.7 of Chapter 1 of the California Fire Code is amended to read as follows:

~~104.6~~104.7 Official records. The Fire Code Official shall keep official records as required by Sections ~~104.6.1~~104.7.1 through ~~104.6.4~~104.7.6. Such official records shall be retained for not less than three years or for as long as the ~~activity~~building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

18.48.120 – CFC Chapter 1, Section 105.5—Required operational permits.

Section 105.5 of Chapter 1 of the California Fire Code is amended to read as follows:

105.5 Required operational permits. The Fire Code Official is authorized to issue operational permits for the operations set forth in Chapter 1, Sections 105.5.1 through ~~105.5.70~~105.5.73.

18.48.130 – CFC Chapter 1, Section 105.5—Required operational permits.

Section 105.5 of Chapter 1 of the California Fire Code is amended by the addition of Sections ~~105.5.55~~105.5.60 through ~~105.5.69~~105.5.73 to read as follows:

~~405.5.55~~105.5.60 Airport, heliport and helistop. An operational permit is required to operate an airport, heliport and helistop.

~~405.5.56~~105.5.61 Bulk storage facility. Above ground bulk storage of flammable and combustible liquids for each 225,000 BBL or major fraction thereof.

~~405.5.57~~105.5.62 Educational occupancy. An operational permit is required to operate any occupancy classified as E-Daycare in all commercial properties and residential properties with more than seven (7) children.

~~405.5.58~~105.5.63 Emergency responder communication coverage system. An operational permit is required to operate an emergency responder communication coverage system.

~~405.5.59~~105.5.64 General use permit. An operational permit is required to maintain, store, use or handle materials, or to conduct processes which may produce conditions hazardous to life or property, or to install equipment used in connection with such processes, or to carry on any activity which in the opinion of the Fire Code Official may be hazardous to life and property and which is not specifically covered by Section 105.5

~~405.5.60~~105.5.63 High-rise. An operational permit is required to operate any high-rise structure.

~~405.5.64~~105.5.65 Hot air balloon. An operational permit is required to launch any hot air balloon which has its lifting power provided by an open flame device. A plan shall be submitted for approval showing distances from buildings and other possible hazards, as determined by the Fire Code Official, before the permit is issued.

~~405.5.62~~105.5.66 Institutional occupancy. An operational permit is required to operate any occupancy classified as an I-2, I-2.1, I-3 or I-4 occupancy.

~~405.5.63~~105.5.67 Marijuana facility. An operational permit is required to operate a dispensary, cultivation, manufacturing, distribution or similar facility.

~~405.5.64~~105.5.68 Marine service station. An operational permit is required to operate a marine service station.

~~405.5.65~~105.5.69 Public firework display. An operational permit is required to conduct a public firework display.

~~405.5.66~~105.5.70 Radioactive material. An operational permit is required to store or handle radioactive materials.

~~405.5.67~~105.5.71 Recreational fire. An operational permit is required for a recreational fire.

~~405.5.68~~105.5.72 Residential occupancy. An operational permit is required to operate a residential occupancy with three or more units.

~~405.5.69~~105.5.73 Rifle range. An operational permit is required to operate a rifle range.

18.48.150 – CFC Chapter 1, Section 105.6—Required construction and inspection permits.

Section 105.6 of Chapter 1 of the California Fire Code is amended to read as follows:

105.6 Required construction and inspection permits. The Fire Code Official is authorized to issue construction and inspection permits for work as set forth in Chapter 1, Sections 105.6.1 through 105.6.30.

18.48.160 - CFC Chapter 1, Section 105.6 - Required construction and inspection permits.

Section 105.6.2 of Chapter 1 of the California Fire Code is amended to read as follows:

105.6.2 Automatic sprinkler systems. A construction permit is required for the installation or modification of an automatic sprinkler system, including all interior and exterior piping, valves, or appurtenances. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

18.48.160 – CFC Chapter 1, Section 105.6—Required construction and inspection permits.

Section 105.6 of Chapter 1 of the California Fire Code is amended by the addition of Sections ~~105.6.25~~105.6.26 through 105.6.30 to read as follows:

~~105.6.25~~105.6.26 Buildings and structures. An inspection permit is required to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure.

~~105.6.26 Automatic sprinkler systems. A construction permit is required for the installation or modification of an automatic sprinkler system, including all interior and exterior piping, valves, or appurtenances. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.~~

105.6.27 Fire Department emergency access and building emergency egress. A construction permit is required for the construction or modification of a Fire Department emergency access and building emergency egress.

105.6.28 High piled storage. A construction permit is required for the construction or modification of a high piled storage area inside, or outside of any building or structure.

105.6.29 Hazardous materials, when not in “H” occupancies. A construction permit is required for the installation or modification of a hazardous material, when not in “H” occupancies.

105.6.30 Special systems. A construction permit is required for the construction or modification of vapor recovery systems, dust collection systems, compressed or liquefied gas manifolds, and other special systems requiring Fire Department approvals.

18.48.170 – CFC Chapter 1, Section ~~107.108~~—Fees.

Section ~~107.108~~ of Chapter 1 of the California Fire Code is amended by the addition of Sections ~~107.7~~108.7, ~~107.8~~108.8 and ~~107.9~~108.9 to read as follows:

~~107.7~~108.7 Operational permit fees. The fee set forth and established for the particular activity by a resolution of the City Council shall accompany all operational permits required pursuant to the provisions of this code.

~~107.8~~108.8 Construction and inspection permit fees. Construction and inspection permit fees shall be paid at the time of the permit issuance. In addition to the permit fee, the applicant shall pay a plan check fee. The fee set forth and established for the particular activity by a resolution of the City Council shall accompany all construction and inspection permits required pursuant to the provisions of this code.

~~107.9~~108.9 Reinspection fee. When the Fire Code Official or his representative arrives at an occupancy to inspect for compliance with a written order or notice and is prevented from making the inspection due to inaccessibility of the area, or finds that compliance with the written order has not been made or

other circumstances, or when an inspection is scheduled for operational or construction permits and the permittee is not ready for inspection and does not inform the Fire Code Official or his representative two hours prior to the scheduled inspection, a reinspection fee may be assessed.

18.48.180 – CFC Chapter 1, Section ~~409.2110.2~~—Testing and operation.

Section ~~409.2110.2~~ of Chapter 1 of the California Fire Code is amended by the addition of Section ~~409.2.2-110.2.2~~ to read as follows:

~~409.2.2-110.2.2~~ Submission of records. Contractors, engineers, test companies and licensed and/or certified testers who perform inspection, testing and/or maintenance services on fire protection and life safety systems and equipment within the City of Long Beach are required to electronically submit all compliant and non-compliant reports to the Long Beach Fire Department via a method approved by the Fire Code Official.

18.48.190 – CFC Chapter 1, Section ~~409.6110.6~~—Overcrowding.

Section ~~409.6110.6~~ of Chapter 1 of the California Fire Code is amended by the addition of Section ~~409.6.1-110.6.1~~ to read as follows:

~~409.6.1-110.6.1~~ Occupant count. The supervisor of each place of assembly shall have an effective system to keep count of the number of occupants present in the assembly area. If at any time, the Fire Code Official determines that an accurate count of occupants is not being maintained, the occupancy shall be cleared until an accurate count can be made.

18.48.200 – CFC Chapter 1, Section ~~412.4113.4~~—Violation penalties.

Section ~~412.4113.4~~ of Chapter 1 of the California Fire Code is amended to read as follows:

~~412.4113.4~~ Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under the provisions of this code, or who enters a building that has been declared "unsafe" and ordered "evacuated", shall be guilty of a misdemeanor.

A person is guilty of a separate offense each day during which he or she commits, continues, or permits a violation of any provision of, or any order, rule, or regulation made pursuant to, this chapter.

18.48.210 – CFC Chapter 1, Section ~~413.4114.4~~—Failure to comply.

Section ~~413.4114.4~~ of Chapter 1 of the California Fire Code is amended to read as follows:

~~413.4114.4~~ Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor.

A person is guilty of a separate offense each day during which he or she commits, continues, or permits a violation of any provision of, or any order, rule, or regulation made pursuant to, this chapter.

18.48.220 – CFC Chapter 1—Administration.

Chapter 1 Division II of the California Fire Code is amended by the addition of Section ~~445116~~ to read as follows:

SECTION ~~445116~~ – RESPONSIBILITY

~~145.4~~116.1 Responsibility for costs. Persons who personally or through another willfully, negligently, or in violation of law set a fire, allow a fire to be set, allow a fire kindled or attended by them to escape from their control, allow any hazardous materials to escape from their control, neglect to properly comply with any written notice of the Fire Code Official, or willfully or negligently allow the continuation of a violation of this code and amendments thereto are liable for the expenses of fighting the fire, for the expenses of any investigation, or for the expenses incurred during a hazardous materials incident. Such expenses shall be a charge against that person. Such charge shall constitute a debt of such person, and is collectible by the City in the same manner as in the case of an obligation under a contract, expressed or implied and a lien may be attached to the involved property.

~~145.2~~116.2 Reporting injuries caused by fires. Any person, firm, corporation, or agency that maintains a hospital, pharmacy, or any other medical or first aid service shall immediately report to the Fire Code Official any person suffering from any fire-related injury. The report shall be made both by telephone and in writing, and shall include the name and address of the injured person, the person's whereabouts, and the character and extent of the person's injuries.

18.48.250 – CFC Chapter 3, Section 307.4.2—~~General~~Recreational fires.

Section 307.4.2 of Chapter 3 of the California Fire Code is amended by the addition of Section 307.4.2.1 to read as follows:

307.4.2.1 ~~General~~Recreational fires. Recreational fires shall be in accordance with Section 307. Recreational fires shall not be conducted unless the Fire Code Official has issued a permit allowing such fires. For recreational fires, this permit shall be issued without cost.

18.48.260 – CFC Chapter 3, Section ~~308.1.6~~308.1.7—Sky lanterns.

Section ~~308.1.6~~308.1.7 of Chapter 3 of the California Fire Code is amended to read as follows:

~~308.1.6~~308.1.7 Sky lanterns. A person shall not release or cause to be released a sky lantern.

18.48.460 – CFC Chapter 9, Section 903.3.9—~~High-rise building Floor~~floor control valves.

Section 903.3.9 of Chapter 9 of the California Fire Code is amended by the addition of Section 903.3.9.1 to read as follows:

903.3.9.1 Control valves. Fire Sprinkler system floor control valves shall be located within stairway designated as "Number 1".

18.48.470 – CFC Chapter 9, Section ~~903.4.1~~903.4.2—Monitoring.

Section ~~903.4.1~~903.4.2 of Chapter 9 of the California Fire Code is amended by the addition of Section ~~903.4.1~~903.4.2.1 to read as follows:

~~903.4.1~~903.4.2.1 Signal reporting. All signals shall transmit to the remote annunciator and supervising station with each device's specific location, type and address.

18.48.480 – CFC Chapter 9, Section ~~903.4.2~~903.4.3—Alarms

Section ~~903.4.2~~903.4.3 of Chapter 9 of the California Fire Code is amended by the addition of the following sentence to read as follows:

The exterior alarm device shall be a horn and strobe device or a speaker and strobe (for voice evacuation systems), located on the address side of the building, 10 feet above grade with no building

obstructions and closest to the location of the fire department connection. This device shall be operable on any alarm.

18.48.490 – CFC Chapter 9, Section ~~903.4.2~~903.4.3—Alarms.

Section ~~903.4.2~~903.4.3 of Chapter 9 of the California Fire Code is amended by the addition of Sections ~~903.4.2.1~~903.4.3.1 and ~~903.4.2.2~~903.4.3.2 to read as follows:

~~903.4.2.1~~903.4.3.1 Alarms. At least one (1) additional horn and strobe device is required on the interior of a building at the main entrance or in a location as approved by the Fire Code Official.

~~903.4.2.2~~903.4.3.2 Manual pull station. At least one (1) manual pull station is required on the interior of a building at the main entrance or in a location as approved by the Fire Code Official.

18.48.720 – CFC Chapter 56, Section 5608—Fireworks display.

Section 5608 of Chapter 56 of the California Fire Code is amended by the addition of Sections ~~5608.25~~5608.1.2 and ~~5608.35~~5608.1.3 to read as follows:

~~5608.25~~5608.1.2 Prohibition. Except as hereinafter provided, it shall be unlawful for any person to possess, store, offer for sale, expose for sale, sell at retail, or use or explode any fireworks, provided that the Fire Code Official shall have power to adopt reasonable rules and regulations for the granting of permits for supervised public displays of fireworks by a jurisdiction, fair associations, amusement parks, other organizations or for the use of fireworks by artisans in pursuit of their trade. Every such use or display shall be handled by a competent operator approved by the Fire Code Official and shall be of such character and so located, discharged or fired so as, in the opinion of the Fire Code Official after proper investigation, not to be hazardous to property or to endanger any person.

~~5608.35~~5608.1.3 Financial responsibility. Before a permit required by Chapter 1, Section 105.6.66 is issued, the permittee shall file with the Fire Code Official a certificate of insurance issued by an insurance company authorized to transact business in the State of California. Such certificate shall certify that the operations under the permit are covered by the policy. The insurance coverage shall not be less than One Million Dollars for injury or death of one person, One Million Dollars for injury or death to more than one person and One Million Dollars for damage to property in any one occurrence. Should the Fire Code Official decide that the activities of the permittee should be supervised by employees of the Fire Department, then the permittee shall furnish to the Fire Code Official the original or certified copy of the policy of insurance in the amounts above provided. The City of Long Beach, its officers, agents, employees and volunteers shall be named parties insured under said policy insofar as the activities of such officers and employees pertain to operations of permittee under the permit. The policy of insurance shall be approved by Risk Management as to sufficiency and the City Attorney as to form. Upon approval, the policy of insurance will be returned if permittee files a certificate of insurance issued by the insurance carrier. No insurance will be required if the permittee is a public agency.

CHAPTER 18.49 EXISTING BUILDING CODE

18.49.010 – Adoption of California Existing Building Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2022-2025~~ Edition of the California Existing Building Code (herein referred to as “California Existing Building Code”). The California Existing Building Code is Part 10 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2021-2024~~ Edition of the International Existing Building Code (herein referred to as the “International Existing Building Code”) as developed by the International Code Council with necessary California amendments. The following appendix and chapters of the California Existing Building Code

are included: Appendix A, Chapters A2, A3, and A4. The following [subsections](#), sections, chapters or appendices of the California Existing Building Code are deleted: Sections 101 through 117 of Chapter 1, Division II, [301.3.3, 301.4 and 607](#); Chapters [612](#) through 14; Appendix A, Chapter A1, Appendices B through ~~DE~~; and Resource A.

The adoption of the California Existing Building Code is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Existing Building Code. A copy of the California Existing Building Code, printed as code in book form, shall be on file in the Office of the City Clerk.

18.49.025 – Amend CEBC Section ~~502-5502.4~~—Existing structural elements carrying lateral load.

Section ~~502-5502.4~~ of the California Existing Building Code is amended to read as follows:

~~502-5502.4~~ Existing structural elements carrying lateral load. Where the addition is structurally independent of the existing structure, existing lateral ~~load-carrying~~ structural elements shall be permitted to remain unaltered. Where the addition is not structurally independent of the existing structure, the [lateral force-resisting system on the](#) existing structure and its addition acting together as a single structure shall be shown to meet the requirements of Sections 1609 ~~and 1613~~ of the California Building Code ~~and with Section 304.3.1 of this code, using full seismic forces. For the purposes of section 502, compliance with ASCE 41, using a Tier 3 procedure and the two-level performance objective in Table 303.3.1 for the applicable risk category, shall be deemed an acceptable procedure to demonstrate compliance with the requirements of Section 1613 of the California Building Code.~~ Alternative procedures to demonstrate compliance with Sections 1609 ~~and 1613~~ of the California Building Code ~~and Section 304.3.1 of this code~~, as determined by the Building Official, may be used. Where the existing lateral system consists of unreinforced masonry, refer to [Appendix A1 of this code or Chapter](#) 18.68 of the Long Beach Municipal Code.

Exceptions:

1. Except for unreinforced masonry buildings or structures, any existing lateral load-carrying structural element whose demand-capacity ratio with the addition [considered](#) is not more than 10 percent greater than its demand-capacity ratio with the addition ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with Sections 1609 and 1613 of the California Building Code. For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces and capacities shall account for the cumulative effects of additions and alterations since original construction. [When calculating demand-capacity ratios for wind, the date of original construction shall be permitted to be taken as the date of completion of a prior addition, alteration or repair in compliance with Section 1609 of the California Building Code or the code wind forces in effect at the time. When calculating demand-capacity ratios for earthquake, the date of original construction shall be permitted to be taken as the date of completion of a prior addition, alteration or repair in compliance with Section 304.3.1 or the full seismic forces in effect at the time.](#)
2. Buildings of Group R occupancy with not more than five dwelling units used solely for residential purposes where the existing building and the [alteration-addition](#) together comply with the conventional light-frame construction methods of the California Building Code or the provisions of the California Residential Code.

18.49.026 – Amend CEBC Section 503.4—Existing structural elements carrying lateral load.

Section 503.4 of the California Existing Building Code is amended to read as follows:

503.4 Existing structural elements carrying lateral load. Except as permitted by Section 503.13, where the alteration increases design lateral loads, results in a prohibited structural irregularity as defined in ASCE 7, or decreases the capacity of any existing lateral load-carrying structural element, the ~~structure~~lateral force-resisting system of the altered building or structure shall meet the requirements of Sections ~~1609 and 1613~~ of the California Building Code and with Section 304.3.2 of this code. ~~Reduced seismic forces, as determined by the Building Official, shall be permitted provided the reduced seismic load is not less than the original building permitted seismic loads. For the purposes of section 503, compliance with ASCE 41, using a Tier 3 procedure and the two-level performance objective in Table 303.3.1 for the applicable risk category, shall be deemed an acceptable procedure to demonstrate compliance with the requirements of Section 1613 of the California Building Code and using the performance objective in Table 303.3.2 for the applicable risk category, shall be deemed to meet the requirements of reduced seismic loads. Alternative procedures to demonstrate compliance with Section 1609 of the California Building Code and Section 304.3.2 of this code, as determined by the Building Official, may be used.~~ Where the lateral force-resisting system consists of unreinforced masonry, refer to Appendix A1 of this code or Chapter 18.68 of the Long Beach Municipal Code.

...

18.49.030 – Amend CEBC Section 506.1—~~Change of occupancy, e~~Compliance.

Section 506.1 of the California Existing Building Code is amended to read as follows:

506.1 Compliance. ~~No change~~A change of use or occupancy shall not be made in the use or occupancy of any building unless such building is made to comply with the requirements of the California Building Code for the use or occupancy. Changes in use or occupancy in a building or portion thereof shall be such that the existing building is not less complying with the provisions of this code than the existing building or structure was prior to the change. Subject to the approval of the Building Official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code for those groups, provided the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use. For the purpose of this section, the order of least hazardous group to highest hazardous group is as follows:

- Group U (least hazardous group)
- Groups R-3 and R-3.1
- Group S-2
- Groups B, C, F, L, M, H and S-1
- Groups R-1, R-2, R-2.1 and R-4
- Groups A, E and I (highest hazardous group)

Exception: The building or structure need not be made to comply with Chapter 16 of the California Building Code unless required by Section 506.5.

18.49.040 – Amend CEBC Section 506.1.1—~~Change of occupancy, e~~Change in the character of use.

Section 506.1.1 of the California Existing Building Code is amended to read as follows:

506.1.1 Change in the character of use. A change in occupancy with no change of occupancy classification or an increase in occupant load within the same occupancy classification shall not be made to any building or structure that will subject the building or structure to any special provisions of the applicable California eCodes, without approval of the Building Official. Compliance shall be only as necessary to meet the specific provisions and is not intended to require the entire building be brought into compliance.

18.49.050 – Amend CEBC Section 506.5.3—~~Change of occupancy, s~~Seismic loads.

Section 506.5.3 of the California Existing Building Code is amended to read as follows:

506.5.3 Seismic loads (seismic force-resisting system). ~~When~~Where a change of occupancy results in a building ~~or structure~~ being assigned to a higher risk category, the change is from a Group S or Group U occupancy to any occupancy other than Group S or Group U, or the change ~~includes is to~~ Groups A, E, ~~or I, R-1, R-2, R-2.1 or R-4~~ occupancies in a building or structure ~~constructed prior to January 9, 1934 and is within the scope of Chapter 18.68 of the Long Beach Municipal Code~~ constructed with one of the seismically vulnerable building types defined in Section 506.5.3.1, the ~~lateral force-resisting system of the building or structure shall satisfy the requirements of Section 1613 of the California Building Code~~ comply with Section 304.3.1 for the risk category assigned to the changed occupancy, ~~using full seismic forces.~~ Where a change of occupancy results in a building being assigned to Risk Category IV and Seismic Design Category D or F, nonstructural components serving any portion of the building changed to Risk Category IV shall comply with the requirements of Section 1613 of the California Building Code or shall comply with ASCE 41 using an objective of Operational nonstructural performance with the BSE-1N earthquake hazard level.

Exceptions:

1. Where the area of the new occupancy is less than 10 percent of the building area, the occupancy is not changing from Group S or Group U occupancy, and the new occupancy is not assigned to Risk Category IV, compliance with this section is not required. The cumulative effect of occupancy changes over time shall be considered.
2. ~~When~~Where a change of use results in a building or structure being reclassified from Risk Category I or II to Risk Category III and the seismic coefficient, S_{DS} , is less than 0.33, compliance with this section is not required.
3. Unreinforced masonry bearing wall buildings assigned to Risk Category III and to Seismic Design Category A or B, shall be permitted to use ~~Appendix Chapter A1 of this code or~~ Chapter 18.68 of the Long Beach Municipal Code.
4. Where the change is from Group S or Group U occupancy and there is no change of risk category, ~~use of reduced seismic forces~~ compliance with Section 304.3.2 shall be permitted.
- ~~5. Specific seismic detailing requirements of Section 1613 of the California Building Code for a new structure shall not be required to be met where the seismic performance is shown to be equivalent to that of a new structure. A demonstration of equivalence shall consider any irregularities, overstrength, redundancy and appropriate ductility (R-value) of the structure.~~
- ~~6. Compliance with ASCE 41, using a Tier 3 procedure and the two-level performance objective in Table 303.3.1 for the applicable risk category, shall be deemed an acceptable procedure to demonstrate compliance with the requirements of Section 1613 of the California Building Code. Alternative procedures to demonstrate compliance with Section 1613 of the California Building Code, as determined by the Building Official, may be used.~~

For a change of occupancy from an existing commercial or industrial use to a residential use that does not result in a higher risk category, refer to Section 503 and Chapter 18.63 of the Long Beach Municipal Code for Alternative Building Standards for Adaptive Reuse Projects.

~~18.49.060~~18.49.100 – Amend CEBC Section 1401.2—~~Moved structures, e~~Conformance.

Section 1401.2 of the California Existing Building Code is amended to read as follows:

1401.2 Conformance. The building ~~or structure~~ shall be safe for human occupancy as determined by the California Fire Code, [the International Property Maintenance Code](#), and Chapter 18.45 of the Long Beach Municipal Code. Any repair, alteration or change of occupancy undertaken within the moved ~~building or~~ structure shall comply with the requirement of this code applicable to the work being performed. Buildings or structures moved into or within the City shall comply with the provisions of this code and Chapter 18.60 of the Long Beach Municipal Code for new buildings or structures, whichever is more restrictive. Any field-fabricated elements shall comply with the requirements of the California Building Code or the California Residential Code as applicable. *[HCD 1 & HCD 2] After July 1, 1978, local ordinances or regulations for moved apartment houses and dwellings shall permit the retention of existing materials and methods of construction, provided the apartment house or dwelling complies with the building standards for foundations applicable to new construction and does not become or continue to be a substandard building. For additional information, see Health and Safety Code Section 17958.9.*

CHAPTER 18.50 HISTORICAL BUILDING CODE

18.50.010 – Adoption of California Historical Building Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2022~~[2025](#) Edition of the California Historical Building Code (herein referred to as the “California Historical Building Code”). The California Historical Building Code is Part 8 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is developed by the State Historical Building Safety Board.

...

18.50.030 – Amend CHBC Section 8-706.1.2—Evaluation and seismic improvement of URM buildings.

Section 8-706.1.2 of the California Historical Building Code is amended to read as follows:

8-706.1.2 Evaluation and seismic improvements of unreinforced masonry bearing wall buildings shall comply with Chapter 18.68 of the Long Beach Municipal Code, or the California Existing Building Code (CEBC), Appendix A1 ~~2022~~[2025](#) Edition if approved by the Building Official, and as modified by the CHBC.

...

18.50.040 – Amend CHBC Section 8-805.1—Existing solid masonry.

Section 8-805.1 of the California Historical Building Code is amended by replacing the reference to the “2010 Edition of the CEBC” to the “~~2022~~[2025](#) Edition of the CEBC”.

18.50.050 – Amend CHBC Section 8-805.2.1—Solid backed stone masonry.

Section 8-805.2.1 of the California Historical Building Code is amended by replacing the reference to the “2009 IEBC” to the “~~2022~~[2025](#) Edition of the CEBC”.

18.50.060 – Amend CHBC Section 8-805.2.3—Testing of stone masonry.

Section 8-805.2.3 of the California Historical Building Code is amended by replacing the reference to the “2010 CEBC” to the “~~2022~~[2025](#) Edition of the CEBC”.

CHAPTER 18.51 **WILDLAND-URBAN INTERFACE CODE**

18.51.010 – Adoption of California Wildland-Urban Interface Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the 2025 Edition of the California Wildland-Urban Interface Code (herein referred to as the “California WUI Code”). The California WUI Code is Part 7 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the 2024 Edition of the International Wildland-Urban Interface Code (herein referred to as the “International Wildland-Urban Interface Code”) as developed by the International Code Council with necessary California amendments.

The adoption of the California WUI Code and certain provisions of the Long Beach Municipal Code shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach WUI Code. A copy of the California WUI Code, printed as code in book form, shall be on file in the office of the City Clerk.

CHAPTER 18.60 **MOVING BUILDINGS**

18.60.040 – Permit—Terms and conditions of issuance.

No permit shall be issued to relocate any building or structure which is so constructed or in such condition as to be dangerous; or which is infested with pests or unsanitary; or which is unfit for human habitation, if it is to be so utilized; or which is so dilapidated, defective, unsightly or in such a condition of deterioration or disrepair that its relocation at the proposed site would cause appreciable harm to or be materially detrimental to the property or improvements in the district within a radius of five hundred (500) feet from the proposed site; or if it is determined that it is detrimental to the future development of the area; or if the proposed use is prohibited by Title 21 Zoning Regulations and Title 22 Transitional Zone Code of this City; or if the building or structure is of a type prohibited at the proposed location by any other law or ordinance; provided, however, that if the condition of the building or structure, in the judgment of the Building Official, admits of practicable and effective repair, the permit may be issued upon condition as provided in this chapter.

18.60.060 – Payment of permit fees.

- A. Every applicant for a moving permit shall, at the time of application therefore, pay to the City the required permit fees as set forth in Section 18.60.200, and shall complete a permit application upon a form furnished by the Building Official, and shall set forth upon the form the size of building or structure, by street and number, and by legal description of both locations, together with the specific route to be traversed by the building or structure in the process of being moved from one location to another. Upon the same form the applicant shall make an affidavit that, in placing the building or structure in its new location, it shall not be in violation of any of the provisions of this chapter, any zoning regulations in Titles 21 or 22 of the Long Beach Municipal Code, or other law or ordinance applicable to such building or structure.

CHAPTER 18.68 EARTHQUAKE HAZARD REGULATIONS

18.68.030 – Prima facie hazard grating.

A. All structures covered by this chapter and constructed before January 9, 1934, shall be inspected and graded in accordance with the provisions set forth in this chapter, such inspection to determine the relative prima facie earthquake hazard associated with same, and graded to establish a priority for subsequent correction. Such buildings which are three stories or less in height shall be inspected and graded by the Building Official and all others shall be inspected and graded in accordance with Section 18.68.050. Grading shall consist of an evaluation based upon an examination of the building plans, specifications or reports that are available, a visual inspection and consideration of the occupancy classification and occupant load. The evaluation shall include an analytical evaluation which shall determine the resistance to earthquake forces of the primary structural system of the structure. The analysis shall be based insofar as possible on the same procedures and assumptions used in seismic design of new buildings, and for purposes of evaluation, shall consist of a comparison of the seismic resistance of the existing building to the seismic resistance required of a new building designed and constructed under the building regulations of the 1970 Uniform Building Code, and otherwise identical to the existing building insofar as location, use, configuration, structural system and materials of construction are concerned. Such comparison can be expressed in terms of a capacity ratio R_s defined as follows:

$$R_s = V_{REQ}/V_{CAP}$$

Where V_{CAP} is the lateral force resistive capacity of a particular existing structure, calculated for the critical mode of failure of a significant portion of the building and V_{REQ} is the required lateral force resistive capacity of the same structure calculated for those specified earthquake conditions set forth in the building regulations of the 1970 Uniform Building Code. For the purposes of assessing the lateral force capacity of existing construction, certain stresses, values and procedures will be established as acceptable, such values to be set forth in a specification entitled "Specifications for Assessing the Capacity of Unreinforced Masonry Buildings, Long Beach Department of [Community Development Services](#)," to be prepared by the Building and Safety Bureau, which specifications may be amended from time to time at the discretion of the Department. Assessment of the capacity ratio R_s shall take into account the following elements:

1. Stability of the wall system and vertical framing;
2. Horizontal diaphragm and/or bracing system;
3. Connections;
4. Shear resisting elements;
5. Special hazards, either structural or nonstructural.

B. In the assignment of a building to a particular hazard grade, the Building Official shall first determine its location on a hazardous index which shall reflect relative degrees of hazard. Such hazardous index shall be established in the specifications entitled "Specifications for Assessing the Capacity of Unreinforced Masonry Buildings, Long Beach Department of [Community Development Services](#)," and shall be a function of the capacity ratio R_s as defined in this section, the occupancy classification of the building and an occupancy potential which is a measure of the human exposure in and near the building. Occupancy classification and occupancy potential shall be as set forth in the above-mentioned specifications.

...

18.68.140 – Notice of pending order of demolition.

- A. In the event the Board orders the demolition of the subject structure by a date certain which is three (3) months or more after the effective date of the order, and the order is not modified or reversed by the City Council or is not stayed by a court of competent jurisdiction, the Building Official shall prepare a notice of pending order of demolition and arrange for the recordation of same in the office of the county recorder of Los Angeles County. The notice shall be in substantially the following form:

NOTICE OF PENDING
ORDER OF DEMOLITION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that by order of the Board of Examiners, Appeals and Condemnation of the City of Long Beach, State of California, dated _____, 19_____, that certain structure now standing at and described generally as _____ must and shall be demolished on or before _____ 19_____.

A certified copy of said order may be obtained from the office of the Department of [Community Development Services](#), Building and Safety Bureau, of the City of Long Beach upon the payment of the appropriate fee. If said structure is not demolished in accordance with the aforesaid order, the same may be demolished by the City of Long Beach and the costs therefore assessed as a lien upon the land upon which the structure stood. A lien in the amount of \$_____ in favor of the City of Long Beach is hereby assessed against said property for the costs of recording this notice.

...

**CHAPTER 18.78
CONSTRUCTION IN THE VICINITY OF ABANDONED OIL WELLS**

18.78.040 – Prerequisites.

Applicants shall complete the following prerequisite items prior to applying for a grading or building permit for construction within the project boundary:

- A. Entitlements. Obtain all of the required land use entitlements of [Titles 21 and 22](#) (Zoning);

...

**CHAPTER 18.99
FINDINGS**

18.99.010 – Purpose.

- A. The provisions of this title contain certain changes, deletions, modifications and additions to the [20222025](#) Edition of the California Building Standards Code adopted by the City. Chapters and sections of this title, including the amendments herein, are considered amendments to the California Building Standards Code and Appendices. Some of these changes are administrative in nature in that they do not constitute changes, modifications or additions to the California Building Standards Code.