

CITY OF LONG BEACH

BEAC PUBLIC HEARING 6 AMENDMENTS

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

September 19, 2022

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PREPARED BY



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For an electronic version of this document, visit our website at longbeach.gov/lbds/building/plan-review-service/code/.

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FOOTNOTE:

1. E = Existing chapter/section with no changes
A = Altered chapter/section
D = Deleted chapter/section
N = New chapter/section

Please note: Only chapters and their associated sections with known amendments being presented at the September 19, 2022 BEAC meeting are included in this document. Chapters and sections with additional anticipated amendments, to be presented at a future BEAC meeting, 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.

Omitted text is anticipated to remain unchanged and may be found in the 2020 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 6.

PROPOSED AMENDMENTS:

8.96.040 – Definitions.

For the purpose of the provisions of this Chapter concerning water quality hereinafter set forth, the following words and phrases shall be construed to have the meanings set forth, unless it is apparent from the context that a different meaning is intended. If the definition of any term contained in this section conflicts with the definition of the same term in the current Municipal NPDES Permit, then the definition contained in the Municipal NPDES Permit shall govern.

"Best Management Practice" or "BMP" shall mean ~~any program, technology, process, siting criteria, operating method, measure, or device which controls, prevents, removes, or reduces pollutants in stormwater and nonstormwater runoff practices or physical devices or systems designed to prevent or reduce pollutant loading from stormwater or non-stormwater discharges to receiving waters.~~

"Clean Water Act" or "CWA" shall mean the Federal Water Pollution Control Act as amended, 33 U.S.C. 1251 et seq.

"Construction General Permit" or "CGP" shall mean General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. General NPDES permit issued by the State Water Board, which authorizes the discharge of stormwater from construction activities under certain conditions.

"Director" shall mean the Director of Public Works of the City of Long Beach, the Director of Environmental Planning of the Port of Long Beach, the Director of Development Services of the City of Long Beach or duly authorized designee.

"Executive Officer" shall mean Executive Officer of the California Regional Water Quality Control Board, Los Angeles.

"Good Housekeeping Practice" shall mean a best management practice related to the transfer, storage, use, or cleanup of materials performed in a regular manner that minimizes the discharge of pollutants to the storm drain system and/or receiving waters.

"Illicit Connection" shall mean any man-made conveyance that is connected to the storm drain system without a permit, excluding roof drains and other similar type connections. Examples include channels, pipelines, conduits, inlets, or outlets that are connected directly to the storm drain system.~~any device through or by which an illicit discharge is conveyed into the municipal stormwater system without a permit, including but not limited to floor drains, pipes or any fabricated or natural conduits, excluding roof drains which convey only stormwater.~~

"Illicit Discharge" shall mean any discharge into the MS4 that is prohibited under local, state, or federal statutes, ordinances, codes, or regulations. The term illicit discharge includes any non-stormwater discharge, except authorized nonstormwater discharges; conditionally exempt non-stormwater discharges; and non-stormwater discharges resulting from natural flows specifically identified in the Municipal NPDES Permit.~~the entry of any material other than stormwater into the MS4 unless such discharge is exempted by Regional Board or under the MS4 NPDES permit or any other NPDES permit to which the City may be subject.~~

"Industrial Activity" shall mean activities related to or involving manufacturing, processing or material storage at an industrial facility, including activities described in 40 Code of Federal Regulations Section 122.26(b)(14). Industrial activity may be subject to Stormwater Permit requirements.

"Low Impact Development" or "LID" shall mean the implementation of systems and practices that use or mimic natural processes to: 1) infiltrate and recharge, 2) evapotranspire and/or 3) harvest and use precipitation near to where it falls to earth.

~~"Industrial General Permit" or "IGP" shall mean the *General Permit for Storm Water Discharges Associated with Industrial Activities*. General NPDES permit issued by the State Water Board, which authorizes the discharge of stormwater from certain industrial activities under certain conditions.~~

- ~~A. "Maximum Extent Practicable" shall mean in the context of BMP selection, choosing effective BMPs, and rejecting applicable BMPs only 1) where effective BMPs will serve the same purpose, 2) the BMPs would not be technically feasible, or 3) the cost would be prohibitive.~~
- ~~B. "MS4 NPDES Permit" shall mean any municipal NPDES permit adopted by the California Regional Water Quality Control Board, Los Angeles Region, to which the City is subject.~~

~~"Municipal NPDES Permit" shall mean *that the Municipal Separate Storm Sewer System (MS4) permit issued by the most recent order of the California Regional Water Quality Control Board, Los Angeles Region, to which the City is subject, currently entitled "Waste Discharge Requirements for Municipal Separate Storm Sewer System from the City of Long Beach."*~~

~~"Municipal *Separate Stormwater Storm Sewer* System" or "MS4" shall mean those facilities within the City by which stormwater discharge is conveyed to waters of the United States, including but not limited to flood control channels, roads with drainage systems, alleys, streets, catch basins, grates, inlets, curbs, gutters, ditches, storm drains, canals, pipes, and fabricated and natural channels.~~

~~"Nonstormwater Discharge" shall mean any *fluid* discharge to the storm drain system and/or receiving waters that is not composed entirely of stormwater.~~

~~"NPDES" or "National Pollutant Discharge Elimination System" or "NPDES" shall mean *the national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under CWA §307, 402, 318, and 405. The term includes an "approved program," a permit issued by the United States Environmental Protection Agency, the State Water Resources Control Board or a California Regional Water Quality Control Board pursuant to the Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 U.S.C. § 1251 et seq., that authorizes discharges to waters of the United States.*~~

~~"Owner" as applied to a building or real property shall mean any part owner, joint owner, tenant in common, tenant in partnership, joint tenant or tenant by the entirety of the whole or part of such building or real property.~~

~~"Person" shall mean within the context of this Chapter, any natural person, firm, association, organization, partnership, business trust, corporation or company.~~

~~"Pollutant" shall mean the same as it is defined in California Water Code Section 13373 and includes, but is not limited to, garbage, debris, lawn clippings, leaves, fecal waste, biological waste sediment, sludge, manure, fertilizers, pesticides, oil, grease, gasoline, paints, solvents, cleaners, and any fluid or solid containing toxic or nontoxic chemicals, metals, including batteries.~~

~~"Receiving Waters" shall mean *a "water of the United States" into which waste and/or pollutants are, or may be, discharged. surface waters and ground water, including waters of the United States as defined in the Clean Water Act (33 U.S.C. § 1251 et seq.) and waters of the state as defined the Porter Cologne Act (California Water Code § 13000 et seq.), including, but not limited to, rivers, lakes, oceans or other bodies of water that receive runoff.*~~

~~"Regional Board" shall mean the California Regional Water Quality Control Board, Los Angeles Region.~~

"Runoff" shall mean ~~any runoff including stormwater and non-stormwater from a drainage area that reaches a receiving water body, the portion of rainfall or irrigation water or other water activities also known as dry weather flows that flow across the ground surface and eventually to receiving waters.~~

"State Board" or "SWRCB" shall mean the State Water Resources Control Board of the California Environmental Protection Agency. ~~(hereinafter "SWRCB").~~

"Stormwater Laws" shall mean the Clean Water Act (33 U.S.C. § 1251 et seq.), the Porter-Cologne Act (California Water Code § 13000 et seq.), the regulations and Stormwater Permits issued thereunder, and any other law relating directly or indirectly to stormwater discharge or nonstormwater discharge to the MS4 or receiving waters.

"Stormwater Permit" shall mean any applicable individual or general NPDES Permit or waste discharge requirements, waiver of waste discharge requirements or other authorization by a Governmental Authority issued pursuant to Stormwater Laws that pertain to stormwater runoff, as such may be amended, modified or revised from time to time. Stormwater Permit includes without limitation the General NPDES permits pertaining to stormwater discharge from industrial activity, construction activity and MS4s.

"Stormwater ~~Runoff~~" shall mean storm water runoff, snow melt runoff, and surface runoff and drainage related to precipitation events (pursuant to 40 CFR § 122.26(b)(13); 55 Fed. Reg. 47990, 47995 (Nov. 16, 1990)). ~~any surface water flow produced by rain or snow melt.~~
~~"SWCRB" shall mean the State Water Resources Control Board.~~

"Urban Runoff" shall mean surface water flow produced by nonstormwater resulting from residential, commercial and industrial activities.

8.96.050 – Illicit discharges and nonstormwater discharges.

- A. No person shall cause or allow an illicit discharge to enter the municipal stormwater system.
- B. Any person causing an illicit discharge to the MS4 may be required by the Director to pay for the cost of cleanup and remediation.
- C. Any owner of any private property from which a nonstormwater discharge is observed may be required by the Director to pay for the cost of collecting and analyzing the discharge to determine if it is an illicit discharge.
- D. Any person causing a discharge which exceeds a receiving water limitation shall be required to halt the discharge.
- E. The following nonstormwater discharges are not considered illicit discharges:
 - 1. Exempt discharges specified in the Municipal NPDES Permit, including flows from riparian habitats and wetlands, diverted stream flows authorized by the State Water Board or Los Angeles Water Board, natural springs, rising ground waters where groundwater seepage is not otherwise covered by a NPDES permit, uncontaminated groundwater infiltration; and discharges or flows from emergency firefighting activities;
 - 2. ~~Conditionally exempt nonstormwater discharges that have been determined by the Executive Officer not to be significant sources of pollution specified in the Municipal NPDES Permit.~~ Such discharges include, but are not limited to, landscape irrigation, potable water, foundation drains, footing drains, air conditioning condensate, irrigation water, lawn watering, water from crawl space pumps, dechlorinated swimming pool discharges, individual residential car washing, street or sidewalk washing, essential non-emergency firefighting activities, drinking water systems that are not otherwise regulated by another NPDES permit, dewatering of lakes, landscape irrigation, dechlorinated/dibrominated swimming pool, dewatering of decorative

fountains, individual residential car washing, street/sidewalk wash water, or any other discharge that the Executive Officer deems not to be a significant source of pollution, such nonstormwater discharges shall be conducted in a manner not in violation of other provisions of this Chapter.

3. Nonstormwater discharges specifically allowed under a separate NPDES permit including, but not limited to, a general industrial stormwater activity permit or general construction stormwater activity permit.

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8.96.080 – Reduction of pollutants in runoff.

- A. No person shall cause or threaten to cause the discharge of pollutants to the MS4 by exposing such pollutants to stormwater runoff.
- B. The owner of parking lot surfaces, public or private, ~~with a capacity of twenty-five (25) spaces or more, that is exposed to stormwater~~ shall ~~cause the parking lot surface to be cleaned~~ clean the parking lot surface as often as necessary to remove refuse, residual oil, grease or other pollutants that might otherwise be discharged to the MS4 by runoff.

8.96.090 – Control of pollutants from ~~industrial and~~ commercial facilities.

- A. Certain categories of commercial facilities specified in the Municipal NPDES Permit or identified by the City as being significant contributors of pollution, shall implement BMPs prescribed by the Regional Board or its Executive Officer, through programs or actions made pursuant to the Municipal NPDES Permit, or by the Director, to minimize the discharge of pollutants to the MS4. These include source control BMP identified in Table 6 of the Municipal NPDES Permit.
- B. Certain categories of commercial facilities shall be inspected for pollution issues and BMP compliance with the most current MS4–Municipal NPDES Permit and approved Watershed Management Programs in accordance with the inspection schedule called for in the Municipal NPDES Permit or approved Watershed Management Program, or as often as necessary as determined by the City.

8.96.100 – Control of pollutants from industrial activities.

- A. It shall be a violation of this Chapter for any industry in the City that is subject to waste discharge requirements specified in ~~a statewide general industrial activities~~ the Industrial General Permit, any revision made thereto, or a reissuance of such order, to operate without a NPDES ~~general industrial activities Stormwater~~ Industrial General Permit.
- B. Industries that require a NPDES ~~general industrial activities Stormwater~~ Industrial General Permit shall retain on-site the following documents which evidence compliance with permit requirements:
 1. A copy of the notice of intent for general permit to discharge stormwater associated with industrial activity;
 2. A waste discharge identification number issued by the SWRCB; and
 3. A stormwater pollution prevention plan and monitoring program plan.
- C. Any industry in the City requiring a NPDES ~~general industrial activities Stormwater~~ Industrial General Permit shall, upon reasonable request from a duly authorized officer of the City, provide any of the documents described in Subsection (B) of this Section.

D. Any industry, whether or not subject to ~~athe~~ NPDES ~~general—industrial—activities Stormwater~~Industrial General Permit, may be inspected in accordance with a schedule established by the Municipal NPDES Permit or as often as necessary as determined by the City for the purpose of determining compliance with BMP requirements or to abate pollution issues.

E. Any industry, whether or not subject to the NPDES Industrial General Permit, shall implement BMPs prescribed by the Regional Board or its Executive Officer, through programs or actions made pursuant to the Municipal NPDES Permit, or by the Director, to minimize the discharge of pollutants to the MS4. These include source control BMP identified in Table 6 of the Municipal NPDES Permit.

8.96.110 – Control of pollutants from construction activities requiring ~~general—construction—activity Stormwater Permit~~Construction General Permit coverage.

A. No person shall be granted a grading permit or shall commence or continue any construction activity in the City that causes the disturbance of one (1) acre or more of ~~soil~~land by clearing, grading, and excavating without demonstrating to the City that such person has obtained a NPDES ~~general—construction—activity Stormwater—Construction General~~ Permit from the SWRCB. NPDES construction activity does not include: 1) routine maintenance to maintain original line and grade; 2) hydraulic capacity; 3) the original purpose of the facility; or 4) emergency construction activities required to immediately protect the public health and safety.

B. Any person engaged in a construction activity in the City requiring a NPDES ~~construction permit~~Construction General Permit shall retain at the construction site the following documents: 1) a copy of the notice of intent to comply with terms of the general permit to discharge water associated with construction activity; 2) a waste discharge identification number issued by the SWRCB; 3) a stormwater pollution prevention plan and monitoring program plan for the construction activity requiring the construction permit; and 4) records of all inspections, compliance and noncompliance reports, evidence of self-inspection and good housekeeping practices.

C. Any person engaged in a construction activity in the City requiring a general construction stormwater activity permit shall, upon reasonable request from a duly authorized officer of the City, provide any of the documents described in Subsection (B) of this Section and shall retain said documents for at least three (3) years after completion of construction.

8.96.120 Control of pollutants from other construction activities.

A. No person shall be granted a grading permit for a construction project that is expected to cause a disturbance of less than one (1) acre of ~~soil~~land by grading, clearing, and/or excavation without consenting to implement ~~erosion and sediment control~~ BMPs prescribed by the City to reduce pollutant discharges to the MS4 associated with construction activities. Such BMPs include those identified in Table 7 and Table 8 of the Municipal NPDES Permit.

B. No person shall be allowed to commence or continue any construction activity in the City that causes the disturbance of less than one (1) acre of ~~soil~~land by grading, clearing, and/or excavating without implementing ~~erosion and sediment control~~ BMPs prescribed by the City. Such BMPs include those identified in Table 7 and Table 8 of the Municipal NPDES Permit.

8.96.130 – Control of pollutants from new development/redevelopment projects.

A. Applicability. Prior to the construction of any ~~priority development~~ project that is subject to ~~the planning and development program—planning~~ requirements specified in the ~~MS4—NPDES Permit~~Municipal NPDES Permit, such project shall be evaluated by the City for its potential to discharge pollutants to the MS4 and shall reduce or prevent such discharge. Such projects ~~must also shall~~ comply with the ~~development requirements specified in the Los Cerritos Channel Watershed Management Program, Near Shore Long Beach Watershed Management Program, the Lower San Gabriel River Watershed Management Program, or any other Watershed Management~~

~~Program to which the City is currently a participant applicable requirements of the Municipal NPDES Permit and Low Impact Development (LID) standards and implemented in accordance with the manual developed by the City. The City's Watershed Management Programs are hereby incorporated by reference and shall be made available for review by the public in the Public Works Department Office. The City's manual is hereby incorporated by reference and shall be made available for review and use by the public.~~

- B. Requirement. Once a priority development ~~planning subject~~ project has been evaluated for its potential to discharge pollutants to the MS4, the City shall require appropriate BMPs, both structural (i.e. LID) and nonstructural, to be implemented on a post-construction basis, and shall require a maintenance agreement to assure the proper performance of such BMPs.
- C. Enforcement. The Director shall be authorized to require plan review of construction documents, issuance of applicable permits, conduct ~~pre-and~~ post-construction inspections and request reports for the purpose of verifying proper operation and maintenance of structural BMPs.
- D. NPDES Manual. The Director shall prepare, maintain, and update, as deemed necessary and appropriate, the NPDES Manual and shall include technical information and implementation parameters, alternative compliance for technical infeasibility, as well as other rules, requirements and procedures as the City deems necessary, for implementing the provisions of this Section.

...

8.96.210 – Fees.

The City Council may establish fees to recover costs for complying with the requirements of this Chapter, including, but not limited to, plan checking review fees, cleanup and abatement fees, and ~~industrial and commercial~~ inspection fees, which may be fixed and established from time to time by the City Council by resolution.

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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.

...

- D. Plumbing Code. The provisions of the California Plumbing Code adopted in Chapter 18.43 shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

EXCEPTION: Chapter 18.43 shall not apply to any sewer, potable water, and gas lines or pipes constructed ~~and,~~ maintained and regulated by a City department or agency ~~within the public right of way.~~

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18.01.060 – Applicability.

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- F. Existing subtrade installation.

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3. Existing mechanical installation. Additions, alterations or repairs may be made to any mechanical system without requiring the existing mechanical system to comply with all the requirements of this title, provided the addition, alteration or repair conforms to that required for a new mechanical system. Additions, alterations or repairs shall not cause an existing system to become unsafe, or create unhealthy or overloaded conditions in the judgment of the Building Official.

EXCEPTION: Minor additions, alterations and repairs to existing mechanical systems may be installed in accordance with the law in effect at the time the original installation was made if such mechanical system may be used safely for such purposes, that there is an urgent necessity for such use, and if approved by the Building Official.

Heating, ventilating, cooling, or refrigeration systems, incinerators or other miscellaneous heat producing appliances lawfully installed prior to the effective date of this title may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health or property in the judgment of the Building Official.

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18.02.020 – Definitions.

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~~"Occupancy Certificate" or "Certificate of Occupancy" means the certificate issued by the Building Official pursuant to Chapter 18.08 when, after final inspection, it is found that a building or structure complies with all requirements of this title. When used with reference to a building or structure which was constructed and occupied prior to the effective date of any provisions requiring such a certificate, it shall mean the right to occupy such building or structure....~~

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.

...

18.03.060 – Alternate materials, design and methods of construction and equipment.

- A. General. The provisions of this title are not intended to prevent the installation of any materials or to prohibit any design or method of construction not specifically prescribed by this title, provided that any such alternative has been approved by the Building Official. ~~As~~ The Building Official shall have the authority to approve an alternative material, design or method of construction ~~shall be approved~~ where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this title, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this title in quality, strength, effectiveness, fire resistance, durability and safety. The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The

[details of action granting or denying alternatives 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.

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18.04.020 – ~~Exceptions~~[Work exempt](#) from permit.

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18.05.010 – General.

Submittal documents consisting of construction documents, written record of computations, statement of special inspections, geotechnical report and other pertinent data shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional licensed in the State of California to practice as such. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional. ~~Where allowed by the building official, documents may be submitted in a digital format.~~

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18.06.010 – Permit fees.

A. Building permit fees. A building permit (exclusive of subtrade permits) shall be issued for each building or structure to be erected or upon which work is to be done thereunder when required pursuant to Section 18.04.010 and for each such permit the permit applicant shall pay a permit filing fee as set forth in the schedule of fees and charges established by City Council resolution plus a fee computed on the basis of the estimated total cost of the work proposed to be done, in accordance with the building permit fee as set forth in the schedule of fees and charges established by City Council resolution.

EXCEPTION: A single combined permit may be issued for the following:

1. The construction, addition or alteration of any building or structure of a one- or two-family dwelling and related accessory building and structure, which includes all building, electrical, plumbing, heating, ventilating, and air conditioning work; or
2. The construction, addition or alteration of any sign or sign support structure, which includes all building and electrical work.

The total permit fee for the combined building permit shall be as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects [with stormwater and low impact development systems](#) regulated under Chapter ~~18.61 NPDES and SUSMP Regulations 8.96~~ and [Chapter 18.74](#) shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Title 24, Parts 2 and 2.5, of the California Code of Regulations, the State's Building and Residential Codes for flood resistant design and construction regulation, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

~~In addition to the above, projects regulated under Chapter 18.74 Low Impact Development Standards shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.~~

In addition to the above, projects with methane gas mitigation systems regulated under Chapter 18.79 shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Sections 1.8.2.1.2 and 1.9.1 of Title 24, Part 2, of the California Code of Regulations, the State's Disabled Access and Adaptability Requirements, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Title 24, Part 6, of the California Code of Regulations, the State's Building Energy Efficiency Standards Code as developed by the California Energy Commission, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Chapter 1 of Title 24, Part 11, of the California Code of Regulations, the State's Green Building Standards Code, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Section 2700, Chapter 8, Division 2 of the California Public Resources Code, the State's Strong Motion Instrumentation Program, shall pay an additional fee as set forth in Section 2705, Chapter 8, Division 2 of the California Public Resources Code.

In addition to the above, projects regulated under Article 1-10 in Chapter 1 of Title 24, Part 1, of the California Code of Regulations, the State's Building Standards Administration Special Revolving Fund, shall pay an additional fee as set forth in Section 18931.6 of the California Health and Safety Code.

In addition to the above, projects regulated under Sections [65850.55](#) and [66015](#) ~~of Division 1 of Title 7~~ of the California Government Code, shall pay fees for ~~rooftop~~ solar energy systems and energy storage systems that do not exceed the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed an amount set forth in Sections [65850.55](#) and [66015](#) of the California Government Code, unless certain conditions are met.

...

- B. Grading permit fees. A grading permit shall be issued to each property or site upon which grading work is to be done thereunder when required pursuant to Subsection 18.04.010.B, and for each such permit the permit applicant shall pay a filing fee as set forth in the schedule of fees and charges established by City Council resolution plus a grading permit fee computed on the basis of the estimated total cubic yard of work proposed to be done as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects with stormwater and low impact development systems regulated under Chapter ~~18.61 NPDES and SUSMP Regulations 8.96~~ and [Chapter 18.74](#) shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

...

- C. Electrical permit fees. An electrical permit shall be issued for each building or structure upon which work is to be done thereunder when required pursuant to Subsection 18.04.010.C, and for each such permit the permit applicant shall pay a permit filing fee as set forth in the schedule of fees and charges established by City Council resolution plus a fee computed on the basis of the proposed work to be done in accordance with the electrical permit fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Title 24, Part 6, of the California Code of Regulations, the State's Building Energy Efficiency Standards Code as developed by the California Energy Commission, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Chapter 1 of Title 24, Part 11, of the California Code of Regulations, the State's Green Building Standards Code, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Sections 65850.55 and 66015 of the California Government Code, shall pay fees for solar energy systems and energy storage systems that do not exceed the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed an amount set forth in Sections 65850.55 and 66015 of the California Government Code, unless certain conditions are met.

...

18.06.020 – Plans examination fees.

Except where the Building Official has determined that the submittal of construction documents and other data are not required if the Building Official finds that the nature of the work applied for is such that the examination of construction documents is not necessary to obtain compliance with this title, plans examination and the fees for such examination shall be required for the following:

- A. Buildings and structures plans ~~examination~~ examination fees. Except as provided in this section, the permit applicant for a building permit shall, in addition to the fee prescribed therefore and at the time of making application for such building permit, pay a plans examination fee as set forth in the schedule of fees and charges established by City Council resolution, including the filing fee. The plans examination fee for a combined permit shall be as set forth in the schedule of fees and charges established by City Council resolution for a building permit of the same valuation.

EXCEPTIONS: No plans examination fee shall be required when the Building Official has determined that the submittal of construction documents and other data are not required if it is found that the nature of the work applied for is such that the examination of construction documents is not necessary to obtain compliance with this title.

In addition to the above, projects with stormwater and low impact development systems regulated under Chapter ~~18.61 NPDES and SUSMP Regulations~~ 8.96 and Chapter 18.74 shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Title 24, Parts 2 and 2.5, of the California Code of Regulations, the State's Building and Residential Codes for flood resistant design and construction regulation, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

~~In addition to the above, projects regulated under Chapter 18.74 Low Impact Development Standards shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.~~

In addition to the above, projects with methane gas mitigation systems regulated under Chapter 18.79 shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Sections 1.8.2.1.2 and 1.9.1 of Title 24, Part 2, of the California Code of Regulations, the State's Disabled Access and Adaptability Requirements,

shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Title 24, Part 6, of the California Code of Regulations, the State's Building Energy Efficiency Standards Code as developed by the California Energy Commission, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Chapter 1 of Title 24, Part 11, of the California Code of Regulations, the State's Green Building Standards Code, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

[In addition to the above, projects regulated under Sections 65850.55 and 66015 of the California Government Code, shall pay fees for solar energy systems and energy storage systems that do not exceed the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed an amount set forth in Sections 65850.55 and 66015 of the California Government Code, unless certain conditions are met.](#)

...

- B. Grading plans examination fees. The permit applicant for a grading permit shall, in addition to the fee prescribed therefore and at the time of making application for such grading permit, pay a plans examination fee to the City as set forth in the schedule of fees and charges established by City Council resolution, including the filing fee.

In addition to the above, projects [with stormwater and low impact development systems](#) regulated under Chapter ~~18.61 NPDES and SUSMP Regulations~~[8.96 and Chapter 18.74](#) shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

...

- C. Electrical plans examination fees. The permit applicant for an electrical permit shall, in addition to the fee prescribed therefore and at the time of making application for such electrical permit, pay a plans examination fee to the City as set forth in the schedule of fees and charges established by City Council resolution, including the filing fee.

In addition to the above, projects regulated under Title 24, Part 6, of the California Code of Regulations, the State's Building Energy Efficiency Standards Code, developed by the California Energy Commission shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

[In addition to the above, projects regulated under Sections 65850.55 and 66015 of the California Government Code, shall pay fees for solar energy systems and energy storage systems that do not exceed the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed an amount set forth in Sections 65850.55 and 66015 of the California Government Code, unless certain conditions are met.](#)

...

- H. Geologic reports review fees. A fee as set forth in the schedule of fees and charges established by City Council resolution shall be charged for the review of geologic, soils engineering or geotechnical engineering reports submitted as required by State law for proposed development in seismic hazard zones, including but not limited to, fault rupture, liquefaction and landslide hazard zones or Section 18.05.030.A Item ~~4113~~[4413](#).

...

18.06.100 – Board of appeals fees.

~~Board of Examiners, Appeals and Condemnation fee.~~ A fee as set forth in the schedule of fees and charges established by City Council resolution shall be charged to a person appealing to the Board of Examiners, Appeals and Condemnation pursuant to ~~Section 18.10.020~~Chapter 18.10 the ~~action of order, determination, or decision made by~~ the Building Official ~~in enforcing or interpreting the provisions of this title, including determinations relative to correction of substandard conditions in buildings and to abate nuisances, and enforcing Title 24, Part 2, of the California Code of Regulations, the State's Disabled Access and Adaptability Requirements.~~

...

18.10.010 – General regulations.

The provisions of Chapter 2.18 provide uniform general regulations applicable to all Boards advisory boards, commissions and committees for the performance of various prescribed duties and functions. In the event any provision of Chapter 2.18 conflicts with a specific provision of this title, such specific provision of this title shall control.

18.10.020 – Board of Examiners, Appeals and Condemnation.

A. General. ~~In order to determine the suitability of alternate materials and types of construction, review the determinations relative to the correction of substandard conditions in buildings and to abate nuisances, hear written appeals regarding enforcement of State regulations pertaining to access to public accommodations by person with disabilities and to provide for reasonable interpretations of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State, and in order to provide a forum to review the determinations of the Building Official relative thereto as well as to make determinations relative to correction of substandard conditions in buildings and to abate nuisances, there is created a Board of Examiners, Appeals and Condemnation established pursuant to Ordinance No. C-5332 in 1977 and amended pursuant to Ordinance No. C-5709 in 1981 and Ordinance No. 14-0019 in 2014.~~ The Board of Examiners, Appeals and Condemnation is created pursuant to Ordinance No. C-5332 in 1977 and amended pursuant to Ordinance No. C-5709 in 1981 and Ordinance No. 14-0019 in 2014. The Board of Examiners, Appeals and Condemnation provide a forum to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the following:

1. Application and interpretation of this title, municipal code or other ordinances of the City, or laws and statutes of the State;
2. Correction of substandard, nonconforming or dangerous buildings or structures; or
3. Abatement of nuisance.

B. Member. The Board of Examiners, Appeals and Condemnation shall consist of seven (7) members, of which two (2) members shall be physically handicapped persons, qualified by experience and training to pass judgment upon matters pertaining to building construction. The City Manager shall recommend members for appointment by the Mayor and confirmation by the City Council. Members shall serve two (2) year terms and shall be eligible for reappointment if their service does not exceed the eight (8) year maximum established by City Council. The Building Official shall serve as Secretary to the Board of Examiners, Appeals and Condemnation.

C. Duties. The Board of Examiners, Appeals and Condemnation shall conduct hearings on written appeals regarding any ~~action taken~~orders, decisions or determinations made by the Building Official ~~in enforcing the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State as specified in Subsection 18.10.020.A.~~ In the appeal, the Board of Examiners, Appeals and Condemnation may approve or disapprove ~~interpretations of these~~

~~regulations and enforcement the~~ actions taken by the Building Official ~~subject to the limitation of Section 18.10.040.~~

- D. Procedure. The Board of Examiners, Appeals and Condemnation shall adopt reasonable rules and regulations for conducting its investigations and hearings, including those provisions provided for in Chapters 18.20, ~~18.21, 18.24, 18.25, 18.29,~~ 18.30 and 18.60 where appropriate; and where not specifically provided otherwise by such rules, Robert's Rules of Order shall govern. All decisions and findings of the Board of Examiners, Appeals and Condemnation shall be in writing and shall be filed with the Secretary with copies to the interested parties. Four (4) members shall constitute a quorum for transaction of business; and each member, including the member serving as Chairman, shall be entitled to vote on any matter coming before the Board of Examiners, Appeals and Condemnation. All decisions shall be entered upon the minutes of the meetings of the Board of Examiners, Appeals and Condemnation, and the Building Official shall be guided in accordance therewith. All decisions of the Board of Examiners, Appeals and Condemnation shall be final and conclusive in the absence of fraud or prejudicial abuse of discretion.
- E. Filing requirement. Any person aggrieved by any ~~ruling of orders, decisions or determinations made by~~ the Building Official ~~interpreting the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State or requiring the doing of any remedial work, or with respect to such person's application for approval of a substitute material or type of construction as specified in Subsection 18.10.020.A~~ may appeal to the Board of Examiners, Appeals and Condemnation within thirty (30) days from the date of such ~~ruling or order actions~~ by serving a written notice upon the Secretary of the Board. A written notice shall be submitted together with a fee as set forth in Section 18.06.100. Such written notice shall state that the applicant is dissatisfied with ~~a ruling or order of an order, decision or determination made by~~ the Building Official and shall describe the nature of the complaint. Such appellant shall pay the cost of all tests made or ordered by the Board of Examiners, Appeals and Condemnation. Such notice shall be at once transmitted to the Board of Examiners, Appeals and Condemnation, and the Board of Examiners, Appeals and Condemnation shall thereafter fix a time and place for a hearing, at which time all persons interested in the appeal shall be heard. The Secretary shall give the appellant at least ten (10) days notice of hearing. ~~For appeals or protests for moving buildings, the requirement of Chapter 18.60 shall apply. For appeals related to the Proactive Rental Housing Inspection Program, the requirement of Chapter 18.30 shall apply or as required in Chapters 18.20, 18.21, 18.24, 18.25, 18.29, 18.30 and 18.60 where appropriate.~~

18.10.030 – Advisory capacity.

The Board of Examiners, Appeals and Condemnation, upon request of the Building Official, may be called together in an advisory capacity in order to assist the Building Official.

18.10.040 – Limitations on authority.

~~An application for appeal shall be based on a claim that the true intent of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State or the rules legally adopted thereunder has been incorrectly interpreted, the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State do not fully apply or an equally good or better form of construction is proposed. The Board of Examiners, Appeals and Condemnation shall have no authority to waive the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State or the rules legally adopted thereunder. An application for appeal shall be based on one of the following:~~

- ~~1. A claim that the true intent of the provisions of this title, municipal code or other ordinances of the City, laws and statutes of the State, or the rules legally adopted thereunder has been incorrectly interpreted; or~~
- ~~2. A claim that the provisions of this title, municipal code or other ordinances of the City, or laws and statutes of the State do not fully apply; or~~

3. A claim that an equivalent or better form of construction is proposed.

The Board of Examiners, Appeals and Condemnation shall not have authority to waive the provisions or interpret the administration of this title, municipal code or other ordinances of the City, laws and statutes of the State, or the rules legally adopted thereunder.

...

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 ~~2019~~2022 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 ~~2018~~2021 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 ~~OP~~. 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, D, E, F, H, J, K, L, M, ~~and N~~, and O.

...

18.40.085 – Amend CBC Section 903.2.8—Group R

Section 903.2.8 of the California Building Code is amended by the addition of the following paragraphs to read as follows:

All new multi-family (3 or more units) residential, hotels, motels, and similar buildings shall be protected by an automatic sprinkler system.

All new single-family dwellings and duplexes shall be protected by an automatic sprinkler system.

...

18.40.120 – Amend CBC Section 903.4.2—Alarms.

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

903.4.2 Alarms. One exterior approved audible 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 fire alarm system is installed, 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.

18.40.130 – Add CBC Section 903.4.4—Remote annunciator.

Section 903.4.4 is added to Chapter 9 of the California Building Code to read as follows:

903.4.4 Remote annunciator. A remote annunciator shall be provided at the main entrance, the first suite in a multi-suite building, or in a location as approved by the Fire Code Official. ~~The remote annunciator shall have the capability to silence and reset the system by an approved key located in the~~

~~Knox box~~ The remote annunciator shall be key operated and have the capability to silence and reset the system, or by other approved means. The visual description shall lock in until the system is reset and shall not be cancelled by operation of an audible alarm-silencing switch.

...

18.40.240 – Amend CBC Section 912.4—Access.

Section 912.4 of the California Building Code is amended to read as follows:

912.4 Access. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or other fixed or movable object. Access to fire department connections shall be approved by the Fire Code Official.

Fire department connections, where located in landscaping or other similar areas, shall be provided with a minimum 3-foot concrete pad around the fire department connection, and an approved concrete pathway leading to the fire department connection.

Exceptions:

1. Fences, where provided with an access gate equipped with a sign complying with the legend requirements of Section 912.5 and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire code official and maintained operational at all times.
- 1.2. When acceptable to the fire enforcing agency, fire department connections for Group I-3 detention facilities may be located inside all security walls or fences on the property.

...

18.40.290 – Amend CBC Section 1612.4—Flood hazard documentation.

Section 1612.4 Items 1.1 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.~~34~~ of the Long Beach Municipal Code and for the final inspection in Subsection 18.07.050.A.~~4315~~ 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.~~34~~ of the Long Beach Municipal Code and for the final inspection in Subsection 18.07.050.A.~~4315~~ of the Long Beach Municipal 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 ~~2019~~2022 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 ~~2018~~2021 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 H, Q, ~~and X, and Z.~~ 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, ~~and R through W, and Y.~~

...

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 ~~2019~~2022 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 ~~2018~~2021 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, ~~and M, and N.~~

...

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 ~~2019~~2022 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 ~~2018~~2021 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, 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 E, ~~F, and G, and H.~~

...

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 ~~2019~~2022 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, 403.12, 503 and 510.3. The following chapters or sections of the California Fire Code are deleted; ~~105.6.30, 109.11.1~~, 308.1.4, 308.1.7, 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 ~~2018~~2021 International Fire Code (model code) as developed by the International Code Council with necessary California amendments.

The adoption of the ~~2019~~2022 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.

...

18.48.130 – CFC Chapter 1, Section 105.~~65~~65—Required operational permits.

...

105.~~6.56-5.58~~ Emergency responder ~~radio-communication~~ coverage system. An operational permit is required to operate an emergency responder ~~radio-communication~~ coverage system.

...

18.48.300 – CFC Chapter 5, Section 503.2.3—Surface.

Section 503.2.3 of Chapter 5 of the California Fire Code is amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities, as approved by the Fire Code Official. Permeable pavers or similar materials and methods shall not be acceptable.

...

18.48.430 – CFC Chapter 9, Section 903.2—Where required.

Section 903.2 of Chapter 9 of the California Fire Code is amended by the addition of the following paragraph to read as follows:

All new commercial, industrial and non-residential buildings that require two or more exits or that are greater than 3,000 sq. ft. shall be protected by an automatic sprinkler system. ~~This shall not apply to existing buildings.~~

18.48.440 – CFC Chapter 9, Section 903.2.8—Group R.

Section 903.2.8 of Chapter 9 of the California Fire Code is amended by the addition of the following paragraphs to read as follows:

All new multi-family (3 or more units) residential, hotels, motels and similar buildings shall be protected by an automatic sprinkler system.

All new single-family dwellings and duplexes ~~greater than 4,000 sq. ft., or more than two stories in height,~~ shall be protected by an automatic sprinkler system.

...

18.48.460 – CFC Chapter 9, Section 903.3.9—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”.

...

18.48.480 – CFC Chapter 9, Section 903.4.2—Alarms

Section 903.4.2 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.

...

18.48.500 – CFC Chapter 9, Section 903.4—Sprinkler system supervision and alarms

Section 903.4 of Chapter 9 of the California Fire Code is amended by the addition of Section 903.4.4 to read as follows:

903.4.4 Remote annunciator. A remote annunciator shall be provided at the main entrance, the first suite in a multi suite building, or in a location as approved by the Fire Code Official. ~~The remote annunciator shall have the capability to silence and reset the system via a key located in the Knox box.~~ The remote annunciator shall be key operated and have the capability to silence and reset the system, or by other approved means. The visual description shall lock in until the system is reset and shall not be cancelled by the operation of an audible alarm-silencing switch.

...

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 5608.2 and 5608.3 to read as follows:

5608.2 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.

5608.3 Financial responsibility. Before a permit required by Chapter 1, Section 105.6.6366 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.

...

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 ~~2019~~2022 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 ~~2018~~2021 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 is/are included: Appendix A, Chapters A2, A3, and A4. The following sections, chapters or appendices of the California Existing Building Code are deleted: Sections 101 through 117 of Chapter 1, Division

II; Chapters 6 through ~~4314~~; Appendix A, Chapter A1, Appendices B ~~and through~~ GD; and Resource A.

...

18.74.010 – Purpose.

The purpose of this chapter is to require the use of low impact development (LID) standards in the planning and construction of development projects. LID standards promote the goal of environmental sustainability by helping improve the quality of receiving waters, protecting the Los Angeles and San Gabriel River watersheds, maintaining natural drainage paths, and protecting potable water supplies within the City. The LID objective of controlling and maintaining flow rate is addressed through land development and stormwater management techniques that imitate the natural hydrology (or movement of water) found on the site. Using site design and best management practices that allow for storage and retention, infiltration, filtering, and flowrate adjustments achieve the goals of LID, advances sustainability and reduces the overall cost of stormwater management. The use of engineered systems, structural devices, and vegetated natural designs distributes stormwater and urban runoff across a development site maximizing the effectiveness of LID.

18.74.020 – Definitions.

“Brownfield” means a piece of industrial or commercial property that is abandoned or underused and often environmentally contaminated, especially one considered as a potential site for redevelopment.

“Development” means any construction to build any new public or private residential projects (whether single-family, multi-unit or planned unit development); new industrial, commercial, retail and other non-residential projects, including public agency projects; new impervious surface area; or mass grading for future construction. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

“LID Best Management Practices Manual” means a manual of LID standards and practices for stormwater pollution mitigation, including technical feasibility and implementation parameters, alternative compliance for technical infeasibility, as well as other rules, requirements and procedures as the City deems necessary, for implementing the provisions of this section of the Long Beach Municipal Code.

“Multi-Phased Project” shall mean any Development or Redevelopment implemented over more than one phase and the Site of a Multi-Phased Project shall include any land and water area designed and being used to store, treat or manage stormwater runoff in connection with the Development or Redevelopment, including any tracts, lots, or parcels of real property, whether Developed or not, associated with, functionally connected to, or under common ownership or control with such Development or Redevelopment.

“Offsite Runoff Mitigation Fee” means fee paid to the City for the management of storm water runoff generated from ~~the 0.75-inch~~three-quarter (0.75) inch water quality storm in excess of the storm water runoff that is infiltrated, evapotranspired and/or stored for use. The Offsite Runoff Mitigation Fee shall be used by the City to construct or apply towards the construction of an offsite mitigation project within the same sub-watershed that will achieve at least the same level of water quality protection as if all of the runoff was retained on site.

“Redevelopment” means land-disturbing activities that result in the replacement of more than fifty percent (50%) of an existing building, structure or impervious surface area on an already developed site. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety or grinding/overlaying and replacement of existing parking lots.

“Site” means the land or water area where any “facility or activity” is physically located or conducted, including adjacent land use in connection with the facility or activity.

18.74.030 – LID requirements and applicability.

- A. The provisions of this section set forth the requirements for and shall apply to all new Development and Redevelopment projects in the City of Long Beach. The following Development or Redevelopment projects are exempt from the requirements of this chapter:
1. Any Development or Redevelopment projects that creates, adds or replaces less than five hundred (500) square feet of impervious surface area;
 2. Any Development or Redevelopment projects involving emergency construction activities required to immediately protect public health and safety;
 3. Any Development or Redevelopment projects involving the grinding/overlying and replacement of existing parking lots;
 4. Any Development or Redevelopment projects where land disturbing activities result in the replacement of fifty percent (50%) or less of an existing building, structure or impervious surface area; or
 5. Any Development or Redevelopment projects that are technically infeasible pursuant to Subsection 18.74.040.B [and comply with Subsection 18.74.040.C](#); or
 6. Any Development or Redevelopment projects that do not require a building permit.
- B. LID requirements for new Development or Redevelopment projects:
1. Residential Development of [four \(4\)](#) units or less
 - a. For new Development less than one (1) acre, or if Redevelopment alters more than fifty percent (50%) of existing buildings, structures or impervious surfaces of an existing developed site, comply with the standards and requirements of this chapter and implement at least two (2) adequately sized LID BMP alternatives from the LID Best Management Practices Manual.
 - b. For new Development that is one (1) acre and greater, the entire Site shall comply with the standards and requirements of this chapter and the LID Best Management Practices Manual.
 2. Residential Developments of [five \(5\)](#) units or more and nonresidential Developments

For new Development, or if Redevelopment alters more than fifty percent (50%) of existing buildings, structures or impervious surfaces of an existing developed site, the entire Site shall comply with the standards and requirements of this chapter and of the LID Best Management Practices Manual.
 3. Nonresidential Developments in the Port of Long Beach Harbor District

For new Development or Redevelopment projects located in the Port of Long Beach Harbor District as designated in Title 21 Zoning Regulations, the site shall comply with the LID BMP alternatives set forth in the Port of Long Beach Post-Construction Design Guidance Manual and in the LID Best Management Practices Manual.
- C. This chapter shall not apply to those projects for which a building permit application has been filed for and deemed complete by the Building Official prior to February 19, 2013.

18.74.040 – LID plan review.

- A. Compliance with the LID standards of this chapter shall be demonstrated through a LID plan review. Permit applicant shall be required to submit a LID plan for review to the Building Official. The LID plan shall demonstrate how the project will meet the standards and requirements of this chapter and of the LID Best Management Practices Manual. A submitted LID plan shall indicate compliance with the following standards:
1. Stormwater runoff will be infiltrated, captured and reused, evapotranspired, and/or treated onsite through stormwater best management practices allowed in the LID Best Management Practices Manual.
 2. The onsite stormwater management techniques must be properly sized, at a minimum, to infiltrate, evapotranspire, and/or store for use without any storm water runoff leaving the site to the maximum extent feasible, for at least the volume of water produced by a storm event that results from:
 - a. The volume of runoff produced from a [three-quarter \(0.75\)](#) inch storm event; or
 - b. The eighty-fifth (85th) percentile twenty-four (24) hour runoff event determined as the maximized capture stormwater volume for the area using a forty-eight (48) to seventy-two (72) hour draw down time, from the formula recommended in [latest edition of the](#) Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, ~~(1998)~~; or
 - c. The volume of annual runoff based on unit basin storage water quality volume, to achieve eighty percent (80%) or more volume treatment by the method recommended in the [latest edition of the](#) California Stormwater Best Management Practices Handbook – Industrial/Commercial, ~~(2003)~~.
- B. When the onsite LID requirements are technically infeasible, the infeasibility shall be demonstrated in the submitted LID plan and shall be reviewed in consultation with the Building Official. The technical infeasibility may result from conditions that may include, but are not limited to:
1. Locations where seasonal high groundwater is within ten [\(10\)](#) feet ~~(10')~~ of surface grade;
 2. Locations within one hundred [\(100\)](#) feet ~~(100')~~ of a groundwater well used for drinking water;
 3. Brownfield Development sites or other locations where pollutant mobilization is a documented concern;
 4. Locations with potential geotechnical hazards; or
 5. Locations with impermeable soil type as indicated in applicable soils and geotechnical reports.
- C. If complete onsite compliance of any type is technically infeasible, a Development or Redevelopment project shall be required to comply with, at a minimum, all applicable **Standard Urban Stormwater Mitigation Plan (SUSMP)** requirements of Chapter ~~48.64~~[8.96](#) in order to maximize onsite compliance. For the remaining runoff that cannot feasibly be managed onsite, one or a combination of the following shall be required:
1. An Offsite Runoff Mitigation Fee pursuant to Subsection 18.74.050.B shall be paid to the City of Long Beach's Stormwater Pollution Abatement Fund for offsite mitigation, as described in the LID Best Management Practices Manual. The funding will be applied towards the construction of an offsite mitigation project(s) within the same sub-watershed that will achieve at least the same level of water quality protection as if all of the runoff was retained onsite.

2. To provide an incentive for onsite management of storm water runoff, Development and Redevelopment projects will receive the following reduction in the Offsite Runoff Mitigation Fee based on the percentages of storm water runoff that is managed on site through infiltration, evapotranspiration, and/or capture and use:

<u>Stormwater Runoff Managed Onsite</u>	<u>Fee Reduction</u>
Between 90% and 99%	75%
Between 75% and 89%	50%
Between 50% and 74%	25%

3. A Multi-Phased Project must design a system acceptable to satisfy these standards and requirements for the entire Site during the first phase and will implement these standards and requirements for each phase of Development or Redevelopment projects of the Site during the first phase or prior to commencement of construction of a later phase, to the extent necessary to treat the stormwater from such later phase.

18.74.050 – LID plan review, permit, and Offsite Runoff Mitigation fees.

- A. Permit applicants who seeks to engage in new Development or Redevelopment as defined in this chapter by obtaining a building permit shall pay the required plan examination and permit fees as set forth in Chapter 18.06.
- B. Permit applicants who seeks to engage in new Development or Redevelopment as defined in this chapter by obtaining a building permit and does not demonstrate complete onsite compliance as described in the LID Best Management Practices Manual are required to pay an Offsite Runoff Mitigation Fee in the manner and amount as set forth in the schedule of fees and charges established by City Council resolution.
- C. Any Development or Redevelopment projects that are exempted from this chapter shall have the option to voluntarily opt in and incorporate into the project the LID requirements of this chapter. In such case, the LID plan review, permit and Offsite Runoff Mitigation fees associated with the project shall be waived.

18.74.060 – LID Best Management Practices Manual.

- A. The Building Official shall prepare, maintain, and update, as deemed necessary and appropriate, the LID Best Management Practices Manual to include LID standards and practices and standards for stormwater pollution mitigation. The LID Best Management Practices Manual shall also include technical feasibility and implementation parameters, alternative compliance for technical infeasibility, as well as other rules, requirements and procedures as the City deems necessary, for implementing the provisions of this chapter.
- B. The Building Official shall develop, as deemed necessary and appropriate, in cooperation with other City departments and stakeholders, informational bulletins, training manuals and educational materials to assist in the implementation of the LID requirements.

~~18.74.070 – Hardship determination.~~

~~Whenever there are practical difficulties involved in carrying out the provisions of this chapter, the Director shall have the authority to grant modifications to the provisions of this chapter for individual cases, provided the Director shall first find that special individual reason makes the strict letter of this chapter impractical and the modification is in compliance with the intent and purpose of this chapter and that such modification does not lessen the goals of LID, sustainability or increase the overall cost of stormwater management.~~

...

18.76.010 – General.

- A. Purpose. The purpose of this chapter is to promote and encourage the installation and use of electric vehicle charging stations by removing obstacles to, and minimizing the costs of, permitting for charging stations so long as the action their actions does not supersede the Building Official's authority to identify and address higher priority life-safety situations. Consistent with [Subdivision \(a\) of Sections 65850.7 and 65850.71](#) of the California Government Code, this ~~C~~chapter creates an expedited and streamlined permitting process for [the installation of](#) electric vehicle charging stations.
- B. Permits required. Electric vehicle charging stations shall not be installed or used without first having obtained a permit as required by Section 18.04.010.
- C. Submittal documents. Submittal documents shall be governed by Chapter 18.05, except as provided in Section 18.76.030.
- D. Fee. Fees for electric vehicle charging stations shall be governed by Chapter 18.06.
- E. Inspection. Inspections shall be governed by Chapter 18.07.
- F. Effective date. This chapter shall apply to [all projects for the installation and use of electric vehicle charging stations submitted on or after September 30, 2016. The applicable time period required by Section 65850.71 of the California Government Code shall apply to all projects for the installation and use of electric vehicle charging stations submitted on or after January 1, 2022.](#)

18.76.020 – Definitions.

Unless otherwise expressly stated, the following words and terms shall, for the purpose of this chapter, have the meanings shown in this [S](#)section. Where the words or terms are not defined in this [S](#)section, Chapter 18.02 shall apply.

"Electronic submittal" means the utilization of one or more of the following:

- 1. E-mail;
- 2. Internet; or
- 3. Facsimile.

"Electrical vehicle charging station" or "charging station" or "EVCS" means an electric vehicle charging station as defined by Section 202 of Chapter 2 of the California Green Building Standards Code as adopted in Chapter 18.47 [that is designed and built in compliance with Article 625 of the California Electrical Code adopted in Chapter 18.42 and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.](#)

18.76.030 – Permit application and submittal.

- A. Application for permit. An application for a permit shall be governed by Section 18.04.030.
- B. Submittal. Application for a permit and supporting documents may be submitted to the Building Official in person, by mail, or by electronic submittal together with all required fees.
- C. Electronic signature. The Building Official is authorized to accept an electronic signature on all forms, applications, and other documents in lieu of a wet signature by an applicant.

- D. Action on application. An application for a permit and supporting documents that satisfies the information requirements in the checklist [required by Subsection 18.76.050.A](#), as determined by the Building Official, shall be deemed complete.

Upon confirmation by the Building Official of the application for a permit and supporting documents being complete and meeting the requirements of the checklist, and consistent with this chapter, the Building Official shall administratively approve the application for a permit and supporting documents and issue the required permit.

Upon receipt of an incomplete application for a permit or supporting documents, the Building Official shall issue a written correction notice detailing all deficiencies in the application for a permit or supporting documents and any additional information required to be eligible for expedited and streamlined permitting in this chapter.

- E. Technical review. It is the intent of this chapter to encourage the installation of EVCS by removing obstacles to permitting for EVCS ~~so long as provided~~ the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based upon substantial evidence that the EVCS could have a specific adverse impact upon the public health or safety, the Building Official may require the applicant to apply for a use permit and may not be eligible for expedited and streamlined permitting in this chapter.
- F. Validity of permit. The validity of permit shall be governed by Section 18.04.050.

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18.77.010 – General.

- A. Purpose. The purpose of this ~~C~~chapter is to promote and encourage the installation and use of ~~small residential rooftop~~ solar energy systems [and energy storage systems](#) by limiting obstacles to their use and minimizing the permitting costs of such system. Consistent with ~~Subdivision (a) of~~ Sections [65850.5, 65850.52, 65850.55, 65850.8, and 66015](#) of the California Government Code, this ~~C~~chapter creates an expedited permitting process for ~~small residential rooftop~~ solar energy systems [and energy storage systems](#).
- B. Permits required. ~~Small residential rooftop s~~Solar energy systems [and energy storage systems](#) shall not be installed or used without first having obtained a permit as required by Section 18.04.010.
- C. Submittal documents. Submittal documents shall be governed by Chapter 18.05, except as provided in Section 18.77.030.
- D. Fee. Fees for ~~small residential rooftop~~ solar energy systems [and energy storage systems](#) shall be governed by Subsections 18.06.010.A or 18.06.020.A in accordance with Sections [65850.55 and 66015](#) of the California Government Code.
- E. Inspection. Inspections shall be governed by Chapter 18.07, except as provided in Section 18.77.040.
- F. Effective date. This ~~C~~chapter shall apply to projects for ~~small residential rooftop~~[the installation and use of](#) solar energy systems submitted on or after September 30, 2015 [and energy storage systems submitted on or after September 30, 2023](#).

18.77.020 – Definitions.

Unless otherwise expressly stated, the following words and terms shall for the purpose of this [C](#)chapter have the meanings shown in this [S](#)section. Where the words or terms are not defined in this [S](#)section, Chapter 18.02 shall apply.

"Electronic submittal" means the utilization of one or more of the following:

1. E-mail;
2. Internet; or
3. Facsimile.

~~"Small residential rooftop solar energy system" means all of the following:~~

- ~~1. A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal;~~
- ~~2. A solar energy system that conforms to an applicable fire, structural, electrical, and other building codes as adopted or amended in Chapters 18.40 thru 18.50 and Paragraph (iii) of Subdivision (c) of Section 714 of the California Civil Code;~~
- ~~3. A solar energy system that is installed on a single or two-family dwelling; and~~
- ~~4. A solar panel or module array that does not exceed the maximum legal building height as defined by Title 21 of the Long Beach Municipal Code;~~

~~"Energy storage system" or "ESS" has the same meaning as set forth in the California Residential Code, California Electrical Code, and California Fire Code as adopted in Chapters 18.41, 18.42, and 18.48.~~

~~"Residential energy storage system" has the same meaning as set forth in Paragraph (2) of Subdivision (a) of Section 65850.52 of the California Government Code.~~

~~"Residential solar energy system" has the same meaning as set forth in Paragraph (3) of Subdivision (a) of Section 65850.52 of the California Government Code.~~

~~"Solar energy system" has the same meaning as set forth in Paragraphs (1) and (2) of Subdivision (a) of Section 801.5 of the California Civil Code, the California Building Code, California Residential Code, California Electrical Code, and California Fire Code as adopted in Chapters 18.40, 18.41, 18.42, and 18.48.~~

18.77.030 – Permit application and submittal.

- A. Application for permit. An application for a permit shall be governed by Section 18.04.030.
- B. Submittal. Application for a permit and supporting documents may be submitted to the Building Official in person, by mail, or by electronic submittal together with all required fees.
- C. Electronic signature. The Building Official is authorized to accept an electronic signature on all forms, applications, and other documents in lieu of a wet signature by an applicant.
- D. Action on application. An application for a permit and supporting documents that satisfies the information requirements in the checklist and standard plan, as determined by the Building Official, shall be deemed complete.

Upon confirmation by the Building Official of the application for a permit and supporting documents being complete and meeting the requirements of the checklist and standard plan, and consistent with this [C](#)chapter, the Building Official shall administratively approve the application for a permit and support documents and issue the required permit.

Upon receipt of an incomplete application for a permit or supporting documents, the Building Official shall issue a written correction notice detailing all deficiencies in the application for a permit or

supporting documents and any additional information required to be eligible for expedited permitting in this [Chapter](#).

- E. Validity of permit. The validity of permit shall be governed by Section 18.04.050. Such permit does not authorize an applicant to connect the ~~small residential rooftop~~ solar energy system [or energy storage system](#) to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

18.77.040 – Inspection.

- A. Number of inspections. Notwithstanding Chapter 18.07 to the contrary, ~~small residential rooftop~~ solar energy systems eligible for expedited permitting in this [Chapter](#) shall only be required to have one inspection by the Building Official and/or Fire Code Official. If ~~a small residential rooftop~~ solar energy system fails inspection, a subsequent inspection by the Building Official and/or Fire Code Official is authorized and shall conform to the requirements of Chapter 18.07.
- B. Consolidated ~~h~~inspection. A consolidated inspection by the Building Official and Fire Code Official may be performed at their discretion.

18.77.050 – Permitting documentation.

- A. Checklist and standard plan. The Building Official is hereby authorized and directed to develop and adopt a checklist and standard plan of all requirements with which ~~small residential rooftop~~ solar energy systems [or energy storage system](#) shall comply to be eligible for expedited permitting in this [Chapter](#). The checklist and standard plan shall substantially conform, as deemed necessary and appropriate by the Building Official, to the checklists and standard plans contained in the most current version of the California Solar Permitting Guidebook as adopted by the Governor's Office of Planning and Research ("Guidebook") [or other available resources developed by state agency or department, where appropriate](#). The Building Official is authorized to modify the checklist and standard plan found in the Guidebook [or other available resources](#) due to unique climactic, geological, seismological, or topographical conditions.
- B. Other documents. The Building Official shall prepare, maintain, and update, as deemed necessary and appropriate, in cooperation with other City departments and stakeholders, informational bulletins, training manuals and educational materials to assist in the implementation of this [Chapter](#).
- C. Publicly accessible. The Building Official shall publish the checklist, standard plan, and other documents on a publicly accessible internet website, where possible, or other publicly accessible location.