



# Council Agenda Report

To: Mayor Riggins and the Honorable Members of the City Council

Prepared by: Yolanda Bundy, Community Development Director

Approved by: Rob DuBoux, Acting City Manager

Date prepared: December 23, 2025 Meeting date: January 12, 2026

Subject: Adoption of Ordinance No. 531 - California Building Standards Code

---

**RECOMMENDED ACTION:** 1) Conduct the Public Hearing; and 2) Conduct the second reading, unless waived, and adopt Ordinance No. 531, adopting by reference Title 26 of the Los Angeles County Code, incorporating the California Building Code, 2025 Edition; Title 27 of the Los Angeles County Code, incorporating the California Electrical Code, 2025 Edition; Title 28 of the Los Angeles County Code, incorporating the California Plumbing Code, 2025 Edition; Title 29 of the Los Angeles County Code, incorporating the California Mechanical Code, 2025 Edition; Title 30 of the Los Angeles County Code, incorporating the California Residential Code, 2025 Edition; Title 31 of the Los Angeles County Code, incorporating the California Green Building Standards Code, 2025 edition; the California Energy Code, 2025 Edition; Title 33 of the Los Angeles County Code, incorporating the California Existing Building Code, 2025 Edition; the California Fire Code, 2025 Edition; making amendments to said codes; repealing Ordinance No. 503, and finding the action exempt from the California Environmental Quality Act.

**FISCAL IMPACT:** There is no fiscal impact associated with the recommended action.

**STRATEGIC PLAN IMPLEMENTATION:** This item supports the City's 2025 Strategic Plan related to Goal 1: Support Community Rebuilding and Long-Term Recovery.

**DISCUSSION:** On December 8, 2025, the City Council adopted urgency Ordinance No. 531U, introduced on first reading Ordinance No. 531, and directed staff to schedule the second reading and public hearing for January 12, 2026.

The State adopts the California Building Standards Code (CBSC), Title 24 of the California Code of Regulations, every three (3) years. In addition to the California Building Code, the CBSC consists of multiple code volumes pertaining to a building's

structural, plumbing, electrical, and mechanical systems. These codes are organized into the 12 parts of Title 24, many of which are based on the model codes set forth below:

<b>California Building Standard Code</b>	<b>Reference Model Code</b>
2025 California Building Code	2024 International Building Code (ICC)
2025 California Residential Code	2024 International Residential Code (ICC)
2025 California Green Building Standards Code	None (California Standard)
2025 California Plumbing Code	2024 Uniform Plumbing Code (IAPMO)
2025 California Mechanical Code	2024 Uniform Mechanical Code (IAPMO)
2025 California Electrical Code	2023 National Electrical Code (NFPA)
2025 California Fire Code	2024 International Fire Code (ICC)
2025 California Energy Code	None (California Standard)
2025 California Historical Building Code	None (California Standard)
2025 California Existing Building Code	2024 International Existing Building Code
2025 California Referenced Standard Code	None (California Standard)
2025 California Administrative Code	None (California Standard)

Taken together, the building standards making up the CBSC apply to all building occupancies throughout the state, whether or not adopted by a local jurisdiction. However, local governments will typically pass ordinances adopting those parts of the CBSC by reference, which they seek to amend in accordance with local conditions and to establish administrative provisions (e.g., fees, remedies for code violations, etc.).

Local amendments must be specific to each edition of the CBSC. State law also requires that amendments to building standards be based on a governing body’s express finding that such modification is reasonably necessary because of local climatic, geological, or topographical conditions (Administrative provisions which do not establish building

standards may be enacted without necessity findings). As the new state codes become effective on January 1, 2026, at that time local building standards based on modifications to the 2022 codes will no longer be applicable to new construction in Malibu. Therefore, staff recommends that the Council adopt the local amendments set forth in the proposed ordinance with the accompanying findings.

### **Adopting the County Codes**

To provide the public with locally applicable and efficient regional building standards, Malibu, along with neighboring cities, adopts the state codes as adopted and amended by Los Angeles County:

- 2025 California Building Code as amended by the 2026 Los Angeles County Building Code
- 2025 California Residential Code as amended by the 2026 Los Angeles County Residential Code
- 2025 California Green Building Standards Code as amended by the 2026 Los Angeles County Green Building Standards Code
- 2025 California Plumbing Code as amended by the 2026 Los Angeles County Plumbing Code
- 2025 California Mechanical Code as amended by the 2026 Los Angeles County Mechanical Code
- 2025 California Electrical Code as amended by the 2026 Los Angeles County Electrical Code
- 2025 California Existing Building Code as amended by the 2026 Los Angeles County Existing Building Code

The County codes adopt by reference the corresponding 2025 edition of the state code as amended by the Los Angeles Basin Chapter of the International Code Council. The Los Angeles Basin Chapter took the lead in reviewing the 2025 California Building, Residential, and Green Building Standards Codes as well as the amendments developed by the Los Angeles Regional Uniform Code Program to determine the building standards necessary for the Los Angeles basin. This effort ensures conformity and consistency across local jurisdictions and will provide designers, developers, and the public at large with a unified set of local amendments. Most of Malibu's modifications to the County code are addressed to City administrative procedures.

Absent from the above list is the 2026 Los Angeles County Fire Code, which the County expects to adopt at a later time. For this reason, the City is adopting the state fire code. When Los Angeles County adopts its new fire code, the City will review the amendments and return with a recommendation to either adopt the County Fire Code by reference or remain with the state.

In addition to the County amendments, the Community Development Department recommends additional modifications to the state building code and plumbing code standards as reasonably necessary for Malibu's local conditions. All required findings for the County amendments to the CBSC and the City's additional amendments are set forth in Attachment 3. Finally, while the County is not adopting the California Energy Code, staff recommends its adoption to establish local remedies for any violations of those building standards.

Because the 2025 wildfires triggered state and local emergency declarations, some laws and regulations have been suspended or streamlined to accelerate rebuilding for properties "substantially damaged or destroyed" in the fires. However, that order does not waive building standards or fire-safety code compliance. Rebuilding still must meet applicable building and fire codes, including the 2025 Title 24 building and wildfire-resilience and WUI standards for Malibu properties in the high-fire-hazard zone. Even like-for-like rebuilds (+10%), should expect upgrades related to fire-resistant materials, modern structural/seismic standards, and fire-safety/egress/ventilation. These standards are designed to make homes safer and more resilient.

ALTERNATIVES: No alternatives are recommended. The 2025 Edition of the California Building Standards Code, the applicable building standards for all occupancies throughout the state, is operative as of January 1, 2026. Unless the City Council adopts this ordinance and accompanying findings, local modifications to the standards necessary to account for the City's climatic, geological, and topographical conditions no longer apply to applications for a building permit in Malibu. The immediate preservation of the public peace, health, and safety requires continuity of building standards tailored to local conditions. If not adopted, the City will risk having structures built that are not subject to construction standards designed for the region's vulnerability to fire and seismic activity.

ATTACHMENTS:

1. Ordinance No. 531
2. Table of Findings
3. Notice of Public Hearing

ORDINANCE NO. 531

AN ORDINANCE OF THE CITY OF MALIBU ADOPTING BY REFERENCE TITLE 26 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA BUILDING CODE, 2025 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA ELECTRICAL CODE, 2025 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA PLUMBING CODE, 2025 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA MECHANICAL CODE, 2025 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION; TITLE 31 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION; THE CALIFORNIA ENERGY CODE, 2025 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION; THE CALIFORNIA FIRE CODE, 2025 EDITION; MAKING AMENDMENTS TO SAID CODES; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does hereby ordain as follows:

SECTION 1. Findings.

Pursuant to California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5, the City Council hereby makes each finding of reasonable necessity for modifications as stated separately in Attachment No. 2 to the December 8, 2025 City Council Agenda Report for Item No. X.X. for each such modification as identified in Los Angeles County Titles 24, 26, 27, 28, 29, 30, 31, 32 and 33. These modifications to the California Building Standards Code, incorporating the model codes, are reasonably necessary due to the local climate, characterized by hot, dry summers and the high potential for seismic activity which make structures particularly vulnerable to rapidly spreading fires and structural damage.

SECTION 2. Section 15.04.010 of the Malibu Municipal Code is hereby amended to read as follows:

**15.04.010 Adoption of Building Code.**

Except as hereinafter provided, Title 26, Building Code, of the Los Angeles County Code, adopting the California Building Code, 2025 Edition (Part 2 of Title 24 of the California Code of Regulations), as amended and in effect on January 1, 2026, is adopted herein by reference as if fully set forth below and shall be known and may be cited as the Building Code of the City of Malibu.

The provisions of the Building Code applying to dwellings, lodging houses, congregate residences, hotels, motels, apartment houses, convents, monasteries, or other uses classified by the Building Code as a group R occupancy and including Chapters 1, 2, 3, 98

and 99 shall constitute and may be cited as the Housing Code of the City of Malibu.

In the event of any conflict between provisions of the California Building Code, 2025 Edition, Title 26 of the Los Angeles County Code, or any amendment to the Building Code contained in the Malibu Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 26 of the Los Angeles County Code and the California Building Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Malibu and shall be at all times maintained by the City Clerk for use and examination by the public.

SECTION 3. Section 15.04.030 of the Malibu Municipal Code is hereby amended to read as follows:

**15.04.030 Building Code fees.**

Notwithstanding the provisions of Section 15.04.010, every fee provision set forth in Title 26, Building Code, of the Los Angeles County Code, including but not limited to Section 107, is replaced with this section, providing those fees are as established in the current City of Malibu fee schedule approved by resolution of the city council.

SECTION 4. Section 15.04.040 of the Malibu Municipal Code is hereby amended to read as follows:

**15.04.040 Violation—Penalty.**

Every person violating any provision of Title 26 of the Los Angeles County Code and appendices, adopted by reference by Section 15.04.010, or of any permit or license granted thereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he or she shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense.

SECTION 5. Section 15.04.050 of the Malibu Municipal Code is hereby amended to read as follows:

**15.04.050 Amendments to Building Code.**

Notwithstanding the provisions of Section 15.04.010 of this Chapter, Title 26 of the Los Angeles County Code is hereby amended to read as follows:

A. Section 105.1.1 is hereby amended to read as follows:

**105.1.1 General.**

Unless otherwise provided for below, in order to conduct the hearings provided for in this code and also to determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this code, there shall be a building board of appeals consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction. The building official shall be an *ex officio*-member and shall act as secretary to the board. The members of the building board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The building board of appeals shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this code and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The building board of appeals shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

B. Section 105.3 is hereby deleted in its entirety.

C. Section 105.6 is hereby deleted in its entirety.

D. Section 106.1.1 is hereby added to Title 26 of the Los Angeles County Code to read as follows:

**106.1.1            Parking Lots.**

A plan review and permit shall be required for the surfacing, resurfacing, replacement, reconfiguration and striping of parking lots and parking structures serving commercial and multifamily occupancies.

Any of the aforementioned activities in or on existing parking lots must comply with current zoning, the National Pollution Discharge Elimination System (N.P.D.E.S.) permit program and accessibility requirements as required by applicable codes and standards. Fees are determined by the current fee schedule.

E. Section 106.3 is hereby amended to read as follows:

**106.3                Work Exempted.**

A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet and the plate height does not exceed 12 feet (3.69 m) in height above the grade plane at any point and the maximum roof projection does not exceed 24 inches.

2. Fences and walls not over 6 feet (1829 mm) in height.
3. Steel tanks supported on a foundation not more than two feet (610 mm) above grade when the height does not exceed 1 1/2 times the diameter.
4. Gantry cranes and similar equipment.
5. Retaining walls that retain not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding a Class I, II, or III-A liquids.
6. Motion picture, television and theater stage sets and scenery, except when used as a building.
7. Flagpoles not erected upon a building and not more than 15 feet (4572 mm) high.
8. A tree house provided that:
  - 8.1. It does not exceed 64 square feet (5.94 m<sup>2</sup>) in area nor 8 feet (2438 mm) in height from floor to roof.
  - 8.2. The ceiling height as established by door height or plate line does not exceed 6 feet (1829mm).
  - 8.3. Any structural components are not supported by grade.
9. Canopies or awnings attached to a Group R or U Occupancy and extending not more than 54 inches (1372 mm) from the exterior wall of the building and are not encroaching into the public right of way. Canopies or awnings shall be light weight construction (not to exceed five pounds per square foot)
10. Sheds or storage buildings, and other structures incidental to and work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
11. Oil derricks.
12. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 1,000 gallons (3785 L). Fences, gates, door alarms, and other protection devices that are accessory to the prefabricated swimming pool are not exempt from the permit requirements.

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

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other

laws or ordinances.

F. Section 107.9 is hereby deleted in its entirety.

G. Section 108.1.1 is hereby added to Title 26 of the Los Angeles County Code to read as follows:

**108.1.1 Occupancy Inspection.**

All existing commercial occupancies are required to apply for an occupancy inspection prior to occupancy of a building or tenant space by a new owner or occupant.

Upon successful completion of the occupancy inspection the Building Official shall issue a new certificate of occupancy to the building or tenant space as required in Section 109 of the California Building Code.

The certificate of occupancy issued will remain valid and in effect until a change of occupant occurs or is revoked for cause by the Building Official or as required by this code.

Fees determined by the current fee schedule.

H. Section 108.4.2 is hereby amended to read as follows:

**108.4.2 Foundation inspection.**

Inspection shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job site; however, where concrete is ready mixed in accordance with approved nationally recognized standards, the concrete need not be on the job site. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official. Required set back and pad elevations shall be established by survey prior to approval by the Building Official.

I. Section 108.4.6 is hereby amended to read as follows:

**108.4.8 Final inspection.**

Inspection shall be made after finish grading is approved and the building is completed and ready for occupancy and all other required agency approvals have been obtained.

SECTION 6. Section 15.08.010 of the Malibu Municipal Code is hereby amended to read as follows:

**15.08.010 Adoption of Electrical Code.**

Except as hereinafter provided, Title 27, Electrical Code, of the Los Angeles County Code, adopting the California Electrical Code, 2025 Edition (Part 3 of Title 24 of the California Code of Regulations), as amended and in effect on January 1, 2026, is adopted herein by reference as if fully set forth below, and shall be known and may be cited as the Electrical Code of the City of Malibu.

In the event of any conflict between provisions of the California Electrical Code, 2025 Edition, Title 27 of the Los Angeles County Code, or any amendment to the Electrical Code contained in the Malibu Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 27 of the Los Angeles County Code and the California Electrical Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Malibu and shall be at all times maintained by the City Clerk for use and examination by the public.

SECTION 7. Section 15.08.030 of the Malibu Municipal Code is hereby amended to read as follows:

**15.08.030 Violation—Penalty.**

Every person violating any provision of Title 27 of the Los Angeles County Code and appendices, adopted by reference by Section 15.08.010, or of any permit or license granted thereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he or she shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense.

SECTION 8. Section 15.12.010 of the Malibu Municipal Code is hereby amended to read as follows:

**15.12.010 Adoption of Plumbing Code.**

Except as hereinafter provided, Title 28, Plumbing Code, of the Los Angeles County Code, adopting the California Plumbing Code, 2025 Edition (Part 5 of Title 24 of the California Code of Regulations), as amended and in effect on January 1, 2026, is adopted herein by reference as if fully set forth below, and shall be known and may be cited as the Plumbing Code of the City of Malibu.

In the event of any conflict between provisions of the California Plumbing Code, 2025 Edition, Title 28 of the Los Angeles County Code, or any amendment to the Plumbing Code contained in the Malibu Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 28 of the Los Angeles County Code and the California Plumbing Code, 2025 Edition, has been deposited in the office of the City Clerk of the City of Malibu

and shall be at all times maintained by the City Clerk for use and examination by the public.

SECTION 9. Section 15.12.030 of the Malibu Municipal Code is hereby amended to read as follows:

**15.12.030 Violation—Penalty.**

Every person violating any provision of Title 28 of the Los Angeles County Code and appendices, adopted by reference by Section 15.12.010, or of any permit or license granted thereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he or she shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense.

SECTION 10. Section 15.12.040 of the Malibu Municipal Code is hereby amended to read as follows:

**15.12.040 Fees.**

Notwithstanding the provisions of Section 15.12.010, every fee provision set forth in Title 28, Plumbing Code, of the Los Angeles County Code is replaced with this section, providing that fees are as established in the current City of Malibu fee schedule approved by resolution of the city council.

SECTION 11. Section 15.12.050 of the Malibu Municipal Code is hereby amended to read as follows:

**15.12.050 Amendment to Plumbing Code.**

Notwithstanding the provisions of section 15.12.010 of this chapter, Title 28 of the Los Angeles County Code, adopting the California Plumbing Code, 2025 Edition (Part 5 of Title 24 of the California Code of Regulations), is hereby amended to read as follows:

A. Section 710.9 is hereby amended by adding the following:

All such sumps and receiving tanks shall be automatically discharged. All sumps shall be provided with pumps or ejectors of the duplex type, simplex pumps are prohibited, and shall be so arranged to function alternately with each pump or ejector cycle, and to function independently in case of overload or mechanical failure. The lowest inlet shall have a minimum clearance of two (2) inches for the high water "starting" level of the sump.

All such sumps and receiving tanks shall be equipped with an automatic alarm

system. The alarm system shall be activated upon failure of either pumps or ejectors, whether independently or simultaneously. The alarm shall emit an audible alarm, which can be detected from any location within the building and immediately outside the building served by such sumps and receiving tanks. The Building Official may approve other alarm systems, which provide equivalent enunciation of failure of the pumps or ejectors.

B. Table 702.1, Note 6 is hereby amended by adding the following:

6.1 A water closet shall be computed as three (3) fixture units if the proposed water closet is categorized as a flushometer tank with a 1.6 GPF. Specifications of the flushometer tank shall be submitted to the Environmental Health Administrator for review.

C. Subsection 1503.1(C) is hereby amended to read as follows:

(C) Graywater shall not be used in spray irrigation, allowed to pond or runoff and shall not be discharged directly into or be conveyed to surface water, including but not limited to, the ocean or any creek, any surface body of water, any water way, any storm sewer system, any drainage channel, or any drainage device.

D. Subsection 1503.1(J) is hereby added to the 2025 California Plumbing Code / Los Angeles County Plumbing Code to read as follows:

(J) No construction permit for any graywater system shall be issued until a plot plan with appropriate data satisfactory to the City has been submitted and approved. When there is insufficient lot area or inappropriate soil conditions to prevent the ponding or runoff of the graywater, as determined by the City, no graywater system shall be allowed.

E. Subsection 1501.3 is hereby amended to read as follows:

**1501.3 Permit.** It shall be unlawful for a person to construct, install, alter, or cause to be constructed, installed, or altered an alternate water source system in a building or on a premise without first obtaining a permit to do such work. Prior to commencing the issuance of permits for indoor gray water systems pursuant to state requirements relating to gray water, a city, county, city and county or other local agency shall seek consultation with the local public health department to ensure that local public health concerns are addressed in local standards or ordinances, or in issuing permits. See California Water Code Section 14877.3.

**1501.3.1 City Permit.** A written construction permit shall be obtained from the City prior to the erection, construction, reconstruction, installation, relocation, or alteration of any graywater system. A permit for a clothes washer system shall be fee exempt for review and inspection services. Permits for simple and complex systems shall be required with fees for such systems determined by City Council Resolution.

**1501.3.2 Clothes Washer System.** A clothes washer system shall require the issuance of a fee exempt construction permit for the installation or alteration of the system.

F. Section 1503.1.2 is hereby amended to read as follows:

**1502.1.2 Simple System.** Simple systems exceed a clothes water system and shall comply with the following:

1. The discharge capacity of a graywater system shall be determined by Section 1502.8. Simple systems have a discharge capacity of 250 gallons (947 L) per day or less.
2. A simple system shall require a construction permit issued by the City.
3. The design of simple systems shall be acceptable to the City and shall meet generally acceptable graywater system design criteria.

G. Section 1503.1.3 is hereby amended to read as follows:

**1503.1.3 Complex System.** Any graywater system that is not a clothes washer system or simple system shall comply with the following:

1. The discharge capacity of a graywater system shall be determined by Section 1503.8. Complex systems have a discharge capacity over 250 gallons (947 L) per day.
2. Complex systems shall require a construction permit issued by the City.
3. A complex system shall be designed by a person who can demonstrate competence to the satisfaction of the Enforcing Agency.

G. Subsection 1202.13 is hereby added to the 2025 California Plumbing Code / Los Angeles County Plumbing Code to read as follows:

**1504.9.2 New Construction, Remodels, Alterations**

1. All new single-family residential dwelling units, single family residential remodels, and single-family residential alterations proposing to construct, reconstruct, install, relocate, or alter any clothes washing drainage plumbing shall include either a separate multiple pipe outlet or a diverter valve, and outside stub-out installation on the clothes washing machine connection to allow separate discharge of graywater for irrigation.

**Exception:** Separate clothes washer drainage is not required where it has been demonstrated to the City that such clothes washer facilitation is infeasible due to the location of the fixture and/or compliance with other provisions of this code.

2. All new single family residential dwelling units, single family residential remodels, and single-family residential alterations proposing to construct, reconstruct, install, relocate, or alter any drains or drainage for any lavatories, showers, and bathtubs, shall provide separate segregated drainage from all other plumbing fixtures and connect a minimum three (3) feet from the limits of the foundation to allow for future installation of a distributed graywater system.

**Exception:** Separate clothes washer drainage is not required where it has been demonstrated to the City that such clothes washer facilitation is infeasible due to the location of the fixture and/or compliance with other provisions of this code.

**1504.9.3 Prohibited Areas for Graywater Installations.**

The following areas are designated as inappropriate for the installation of any graywater system. Graywater drainage to these areas has been determined to pose a significant risk to public health, the environment, and the City’s coastal and natural resources. These prohibited areas are in addition to the minimum horizontal distances required from a graywater system described in Table 1602.4.

- (A) All beach front properties where the dispersal area for the graywater system is within 150 feet of the ocean mean higher high tide line.
- (B) Within 250 feet of any impaired body of water as designated on the 303d listed water bodies by the State of California Water Resources Control Board.

**Exception:** Compliance with (A) above.

- (C) Within 100 feet of a bluff top.”

SECTION 12. Section 15.16.010 of the Malibu Municipal Code is hereby amended to read as follows:

**15.16.010 Adoption of Mechanical Code.**

Except as hereinafter provided, Title 29, Mechanical Code, of the Los Angeles County Code, , adopting the California Mechanical Code, 2025 Edition (Part 4 of Title 24 of the California Code of Regulations), as amended and in effect on January 1, 2026, is adopted by reference as if fully set forth below, and shall be known and may be cited as the Mechanical Code of the City of Malibu.

In the event of any conflict between provisions of the California Mechanical Code, 2025 Edition, Title 29 of the Los Angeles County Code, or any amendment to the Mechanical Code contained in the Malibu Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 29 of the Los Angeles County Code and the California Mechanical Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Malibu and shall be at all times maintained by the City Clerk for use and examination by the public.

SECTION 13. Section 15.16.030 of the Malibu Municipal Code is hereby amended to read as follows:

**Section 15.16.030 Violations—Penalty.**

Every person violating any provision of Title 29 of the Los Angeles County Code and appendices, adopted by reference by Section 15.16.010, or of any permit or license granted thereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he or she shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate

offense.

SECTION 14. Section 15.16.040 of the Malibu Municipal Code is hereby amended to read as follows:

**15.16.040 Fees.**

Notwithstanding the provisions of Section 15.6.010, every fee provision set forth in Title 29, Mechanical Code, of the Los Angeles County Code is replaced with this section, providing that fees are as established in the current City of Malibu fee schedule approved by resolution of the city council.

SECTION 15. Section 15.18.010 of the Malibu Municipal Code is hereby amended to read as follows:

**Section 15.18.010 Adoption of Energy Code.**

Except as hereinafter provided, the California Energy Code, 2025 Edition (Part 6 of Title 24 of the California Code of Regulations) is hereby incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Energy Code of the City of Malibu.

In the event of any conflict between provisions of the California Energy Code, 2025 Edition, or any amendment to the Energy Code contained in the Malibu Municipal Code, the provision contained in the later listed document shall control.

A copy of the California Energy Code, 2025 Edition, has been deposited in the office of the City Clerk of the City of Malibu and shall be at all times maintained by the City Clerk for use and examination by the public.

SECTION 16. Section 15.18.020 and section 15.18.030 of the Malibu Municipal Code are hereby amended to read as follows:

**15.18.020. Purpose.**

This purpose of this Chapter is to promote the health, safety and welfare of the City's residents, workers and visitors by minimizing the use and waste of energy in the construction and operation of the City's building stock. This Chapter sets forth minimum energy efficiency standards within the City for all new residential and nonresidential construction.

**Section 15.18.030 Violations—Penalties.**

Every person violating any provision of the Energy Code, 2025 Edition and appendices, adopted by reference by Section 15.18.010, or of any permit or license granted thereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he or she shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense.

SECTION 17. Section 15.24.010 of the Malibu Municipal Code is hereby amended to read as follows:

**Section 15.24.010 Adoption of Green Building Standards Code.**

Except as hereinafter provided, Title 31, Green Building Standards Code, of the Los Angeles County Code, adopting the California Green Building Standards Code, 2025 Edition (Part 11 of Title 24 of the California Code of Regulations), as amended and in effect on January 1, 2026, is adopted herein by reference as if fully set forth below, and shall be known and may be cited as the Green Building Code of the City of Malibu.

In the event of any conflict between provisions of the California Green Building Standards Code, 2025 Edition, Title 31 of the Los Angeles County Code, or any amendment to the Green Building Standards Code contained in the Malibu Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 31 of the Los Angeles County Code and the California Green Building Standards Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Malibu and shall be at all times maintained by the City Clerk for use and examination by the public.

SECTION 18. Section 15.24.040 of the Malibu Municipal Code is hereby amended to read as follows:

**Section 15.24.040 Violations—Penalties.**

Every person violating any provision of the California Green Building Standards Code, 2025 Edition and appendices, adopted by reference by Section 15.24.010, or of any permit or license granted thereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he or she shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense.

SECTION 19. Section 15.24.050 of the Malibu Municipal Code is hereby repealed.

SECTION 20. Section 15.28.010 of the Malibu Municipal Code is hereby amended to read as follows:

**Section 15.28.010 Adoption of Residential Code.**

Except as hereinafter changed, Title 30, Residential Code, of the Los Angeles County Code, incorporating Sections 102 through 119 of Chapter 1, Section 1207 of Chapter 12, Chapter 67, 68, 69, 98, 99 and Appendix J of Title 26 of the Los Angeles County Code and adopting Chapters 2 through 10, Chapter 44, and Appendices H, Q, S, and X of the California Residential Code, 2025 Edition, is adopted herein by reference as if fully set forth below, and shall be known the Residential Code of the City of Malibu.

In the event of any conflict between provisions of the California Residential Code, 2025 Edition, Title 30 of the Los Angeles County Code, or any amendment to the Residential Code contained in the Malibu Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 30 of the Los Angeles County Code and the California Residential Code, 2025 Edition, have been deposited in the office of the City Clerk of the City of Malibu and shall be at all times maintained by the City Clerk for use and examination by the public.

SECTION 21. Section 15.28.020 of the Malibu Municipal Code is hereby amended to read as follows:

**Section 15.28.020 Definitions.**

Notwithstanding the provisions of Section 15.28.010, the definitions in Section 15.04.020 are adopted by reference and incorporated into this Chapter 15.28 as if fully set forth below.

SECTION 22. Section 15.28.040 of the Malibu Municipal Code is hereby amended to read as follows:

**Section 15.28.040 Violations—Penalties.**

Every person violating any provision of the Title 30 of the Los Angeles County Code and appendices, adopted by reference by Section 15.28.010, or of any permit or license granted thereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he or she shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense.

SECTION 23. Section 8.12.010 of the Malibu Municipal Code is hereby amended to read as follows:

**Section 8.12.010 Adoption of Fire Code.**

Except as hereinafter provided, the California Fire Code, 2025 Edition (Part 9 of Title 24 of the California Code of Regulations) is hereby incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Fire Code of the City of Malibu.

In the event of any conflict between provisions of the California Fire Code, 2025 Edition or any amendment to the Fire Code contained in the Malibu Municipal Code, the provision contained in the later listed document shall control.

A copy of the California Fire Code, 2025 Edition, has been deposited in the office of the City Clerk of the City of Malibu and shall be at all times maintained by the City Clerk for use and

examination by the public.

SECTION 24. Section 8.12.020 of the Malibu Municipal Code is hereby amended to read as follows:

**Section 8.12.020 Violation—Penalty.**

Every person violating any provision of the California Fire Code, 2025 Edition and appendices, adopted by reference by Section 8.12.010, or of any permit or license granted thereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he or she shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense.

SECTION 25. Section 15.06.010 of the Malibu Municipal Code is hereby added to read as follows:

**Section 15.06.010 Adoption of Existing Building Code.**

Except as hereinafter provided, Title 33, Existing Building Code, of the Los Angeles County Code, adopting by reference the California Existing Building Code, 2025 Edition as amended is adopted herein by reference as if fully set forth below, and shall be known and may be cited as the Existing Building Code of the City of Malibu.

In the event of any conflict between provisions of the California Existing Building Code, 2025 Edition, Title 33 of the Los Angeles County Code, or any amendment to the Existing Building Code contained in the Malibu Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 33 of the Los Angeles County Code and the California Existing Building Code, 2025 Edition, has been deposited in the office of the City Clerk of the City of Malibu and shall be at all times maintained by the City Clerk for use and examination by the public.

SECTION 26. Section 15.06.020 of the Malibu Municipal Code is hereby added to read as follows:

**Section 15.06.020 Definitions.**

Notwithstanding the provisions of Section 15.28.010, the definitions in Section 15.04.020 are adopted by reference and incorporated into this Chapter 15.28 as if fully set forth below.

SECTION 27. Section 15.06.030 of the Malibu Municipal Code is hereby added to read as follows:

**Section 15.06.030 Existing Building Code Fees.**

Fees are as established by the current City of Malibu fee schedule.

SECTION 28. Section 15.06.040 of the Malibu Municipal Code is hereby added to read as follows:

**Section 15.06.040 Violation—Penalty.**

Every person violating any provision of the Existing Building Code, adopted by Section 15.06.010, or of any permit or license granted thereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he or she shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense.

SECTION 29. Severability.

Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 30. Effective Date.

This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code section 36937 and shall apply to all projects submitted to the City for plan check and/or permit application on or after that date.

SECTION 31. California Environmental Quality Act.

The City Council determines that this Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000 et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000 et seq., the "State CEQA Guidelines") because it does not meet the definition of a "project" under Public Resources Code § 21065 and is covered by the common sense exception under 14 California Code of Regulations § 15061(b)(3) as it consists only of minor revisions and clarifications to an existing code of construction related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor. This ordinance is an action being taken for enhanced protection of the environment and does not have a reasonably foreseeable direct or indirect physical change on the environment or the potential to cause significant effects on the environment.

SECTION 32. Certification.

The City Clerk shall certify the adoption of this Ordinance.

The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of December 2025.

\_\_\_\_\_  
MARIANNE RIGGINS, Mayor

ATTEST:

\_\_\_\_\_  
KELSEY PETTIJOHN, City Clerk  
(seal)

Date: \_\_\_\_\_

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED  
BY THE CITY ATTORNEY'S OFFICE

\_\_\_\_\_  
TREVOR RUSIN, Interim City Attorney

## Code Adoption 2026 Findings

### BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
106.3.2, Item 2	Administrative	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. Due to the risk of geologic activities in the Southern California area, buildings and structures require a high level of performance. This existing local enforcement provision limits the height of fences built without a permit in order to reduce the chance of failure of fences that may be built improperly. Because fences that are exempt from permits are constructed without the benefit of inspection to verify that proper construction methods are used, it has been observed that fences are commonly built without proper footings and/or reinforcement, which causes leaning and collapse of the fence.
701A.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
703A.5.2 and 703A.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
704A.4	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
705A.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
1031.2.1	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of earthquake fault systems capable of producing major earthquakes, including, but not

Code Section	Condition	Explanation of Amendment
		limited to, the 1994 Northridge Earthquake. The proposed amendment is intended to prevent occupants from being trapped in a building and to allow rescue workers to easily enter after an earthquake.
Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the increased risk of significant earthquakes in the County. This amendment incorporates the design provisions developed based on detailed study of the 1994 Northridge and the 1971 Sylmar earthquakes.
1613.5 and 1613.5.1	Geological	Observed damages to one- and two-family dwellings of light frame construction after the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lesson learned from studies after the Northridge Earthquake, the proposed modification to ASCE 7-16, Section 12.2.3.1, Exception 3, by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.5.2	Geological	A joint Structural Engineers Association of Southern California (SEAOSC), Los Angeles County and Los Angeles City Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was concluded at that time that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, there was a need to limit subdiaphragm allowable shear loads to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force while taking into consideration the improved performances and standards for diaphragm construction today, this proposal increases the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75% of the allowable code diaphragm shear to determine the depth of the subdiaphragm in lieu of the 300 plf and is deemed appropriate and acceptable. Due to the frequency of this type of failure during the past significant earthquakes, various jurisdictions within the Los Angeles region have taken this additional step to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.5.3	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospitals, schools, police, and fire stations from adjoining structures. The proposal to omit the importance factor from Equation 12.12-1 will ensure that a safe seismic separation distance is provided. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

Code Section	Condition	Explanation of Amendment
1613.6	Geological Topographical	Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the greater Los Angeles/Long Beach region and their probabilities for earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A SEAOSC and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.7	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The proposed modification requiring safe design and construction requirements for ceiling suspension systems to resist seismic loads is intended to minimize the amount of damage within a building and therefore needs to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code.
1704.6	Geological Administrative	The language in section 1704.6 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guidelines. However, it is important that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design, or their designee, who was involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the Building Official. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1704.6.1	Geological	With the higher seismic demand placed on buildings and structures in this region, the language in section 1704.6.1, Item 3, of the California Building Code would permit many low-rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. An exception is provided to permit simple structures and buildings to be

Code Section	Condition	Explanation of Amendment
		excluded. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.3	Geological	Results from studies after the 1994 Northridge Earthquake indicated that a significant portion of the damage was attributable to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the amendment restricts the exceptions to the requirement for special inspection. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.13	Geological	In Southern California, very few detached one- or twofamily dwellings not exceeding two stories above grade plane are built as "box-type" structures specially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced frames, and/or cantilevered columns, can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in section 1705.13, Item 3, of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design Categories A, B, and C.
1807.1.4	Climatic Geological	No substantiating data has been provided to show that a wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood foundations that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1807.1.6	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or

Code Section	Condition	Explanation of Amendment
		eliminate potential problems that may result by following prescriptive design provisions that do not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are effective in resisting seismic loads, and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1807.2	Climatic, Geological	No substantiating data has been provided to show that wood foundation systems are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Wood foundation systems not properly treated and protected against deterioration have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation systems that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1807.3.1	Climatic Geological	No substantiating data has been provided to show that wood foundation systems are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Wood foundation systems not properly treated and protected against deterioration have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation systems that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.3 and Figure 1809.3	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum reinforcement for

Code Section	Condition	Explanation of Amendment
		stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.7 and Table 1809.7	Geological	No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads, and therefore they may potentially lead to a higher risk of failure. This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footings that do not take into consideration the surrounding environment. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these factors into consideration. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.12	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wooddestroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems, which may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1810.3.2.4	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wooddestroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood

Code Section	Condition	Explanation of Amendment
		that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1905.1	Geological	This amendment is intended to carry over critical provisions for the design of concrete columns in moment frames from the legacy 1997 Uniform Building Code. Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the legacy 1997 Uniform Building Code a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls in being included in the seismic load resisting system, since their failure could have catastrophic effect on the building. Furthermore, this amendment was incorporated in the code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs have been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick topping slab to prevent buckling of such reinforcements. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1905.1.7	Geological	This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1905.1.8 through 1905.1.11	Geological	These amendments are intended to carry over critical provisions for the design of concrete columns in moment frames from the Uniform Building Code (UBC). Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls from being included in the seismic load resisting system, since their failure could have a catastrophic effect on the building. Furthermore, this amendment was incorporated into this Code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs

Code Section	Condition	Explanation of Amendment
		has been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick slabs to prevent buckling of such reinforcements. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.10.2 and Table 2304.10.2	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC, Los Angeles Chapter Structural Code Committee, showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.10.3.1	Geological	The overdriving of nails into the structural wood panels still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from use in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much worse in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same-size handdriven nails. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.12.2.8	Climatic Geological	No substantiating data has been provided to show that wood used in retaining or crib walls is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when it is

Code Section	Condition	Explanation of Amendment
		<p>not properly treated and protected against deterioration, has performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls, which experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wooddestroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.</p>
2305.4	Geological	<p>Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocols. This amendment continues to limit the allowable capacity to 75% of the acceptance report value to provide an additional factor of safety for statically tested anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces that are applied in a static manner. Steel plate washers will reduce the additional damage that can result when hold-down connectors are fastened to wood framing members. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2306.2 2306.3 2307.2 2308.6.5.1 2308.6.5.2 Figure 2308.6.5.1 and Figure 2308.6.5.2	Geological	<p>The SEAOSC and the Los Angeles City Joint Task Force that investigated damage to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panels fastened with staples demonstrated much lower strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Categories D, E, and F unless it can be substantiated by cyclic testing.</p>

Code Section	Condition	Explanation of Amendment
		<p>Furthermore, the cities and unincorporated areas within the greater Los Angeles/Long Beach region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 code adoption cycle.</p>
2308.6.8.1	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The purpose of this amendment is to limit the use of the exception to structures assigned to Seismic Design Category A, B, or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County</p>
Table 2308.6.1	Geological	<p>This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2308.6.9	Geological	<p>Due to the high geologic activities in the Southern California area and the required higher level of performance of buildings and structures, this amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC, Los Angeles Chapter Structural Code Committee, showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles.</p>

<b>Code Section</b>	<b>Condition</b>	<b>Explanation of Amendment</b>
3115; Table 3115.8.5.3	Climatic Geologic	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the recent 1994 Northridge Earthquake. The region is further impacted by construction of buildings and structures utilizing traditional construction materials that impact the amount of energy, air quality, greenhouse gas emission and construction waste in the area. The proposed amendment addresses structural design requirements specific to intermodal shipping containers, reduce environmental impact of unused and unrecycled intermodal shipping containers, and increase sustainability by reducing consumption of traditional construction materials. The proposed modification needs to be incorporated into the code to assure that new buildings and additions to existing buildings utilizing intermodal shipping containers are designed and constructed in accordance with the scope and objectives of the California Building Code and California Green Building Standards Code.

<b>ELECTRICAL CODE AMENDMENTS</b>		
<b>Code Section</b>	<b>Condition</b>	<b>Explanation of Amendment</b>
220.41	Climatic	The County of Los Angeles is a densely populated area with varying and occasionally immoderate temperatures and weather conditions. This creates the need for highly efficient buildings to reduce demand on the electrical grid and, in turn, reduce the use of fossil fuels and improve air quality. The proposed amendment will provide a costeffective means for homeowners to increase energy savings and reduce the demand on the electrical grid by requiring the installation of an energy storage system for current or future use, with minimal need for additional construction and modification of the existing electrical system.

<b>PLUMBING CODE AMENDMENTS</b>		
<b>Code Section</b>	<b>Condition</b>	<b>Explanation of Amendment</b>
Section 304.1	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.

**PLUMBING CODE AMENDMENTS**

<b>Code Section</b>	<b>Condition</b>	<b>Explanation of Amendment</b>
Sections 601.2.3	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.
Section 721.3	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Sections 728.1 to 728.6	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Table H 101.8	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions and to provide protections for native, protected oak trees that are consistent with Title 22 – Zoning and Planning – of the Los Angeles County Code, Chapter 22.174 (Oak Tree
Table H 201.1(1)	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions, sewer capacity, and sewage treatment.
Table H 201.1(2)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(3)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(4)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Section H 301.1	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 401.3	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.

<b>PLUMBING CODE AMENDMENTS</b>		
<b>Code Section</b>	<b>Condition</b>	<b>Explanation of Amendment</b>
Section H 601.5	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 601.8	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 701.2	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 1001.1	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Section H 1101.6	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Appendix S	Climatic	To establish requirements for solar thermal energy systems based on provisions in the Uniform Solar, Hydronics and Geothermal Code (USHGC), which is developed by the International Association of Plumbing and Mechanical Officials. The County of Los Angeles is a densely populated area, with elevated levels of greenhouse gas emissions. Standards to regulate the installation of solar thermal energy systems will facilitate safe and efficient installations of these systems to improve local air quality, thereby improving the health of the County's residents, businesses and visitors.

<b>MECHANICAL CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
510.1.6	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.

<b>MECHANICAL CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
603.7.1.1	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
1114.4	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment to reduce damage and potential for toxic refrigerant release during a seismic event caused by shifting equipment and to minimize impacts to the sewer system in such an event.

<b>ADMINISTRATIVE &amp; OTHER CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
R301.1.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of woodframe construction needed to be greatly improved. The Task Force recommended that structural plans be prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the seismic force-resisting systems as presented in the construction documents. For buildings or structures located in Seismic Design Category D0, D1, D2, or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in woodframe buildings. Involvement of a registered professional will minimize the occurrence of structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code.
R301.1.5	Geological Topographical	Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge Earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and County of Los Angeles for several years.
R301.2.2.6	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the necessary higher level

<b>ADMINISTRATIVE &amp; OTHER CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
		of performance required for buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2022 California Residential Code. Such limitations are recommended to reduce structural damage in the event of an earthquake. The County of Los Angeles and cities in this region have implemented these extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.
R301.2.2.11	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activity in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
Table R302.1(2)	Climatic	This amendment will not allow unprotected openings (openings that do not resist the spread of fire) to be in the exterior wall of a residential building that is located on a property line. This amendment is necessary due to local climatic conditions. The hot, dry weather conditions of late summer in combination with the Santa Ana winds creates an extreme fire danger. Residential buildings with unprotected openings located on a property line may permit fires to spread from the inside of the building to adjacent properties and likewise from exterior properties to the interior of the building.
R337.1.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.

<b>ADMINISTRATIVE &amp; OTHER CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
R337.3.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.3.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.4.4	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R401.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Wood foundations, even those that are preservative-treated, encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety and may utilize the wood foundation guidelines specified in this Chapter.
R403.1.2 R403.1.3.6 R403.1.5 Figure R403.1.5	Climatic Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. These amendments require minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. These amendments implement the recommendations of SEAOSC and the Los Angeles City Joint Task Force resulting from their investigation of the 1994 Northridge Earthquake. Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls to be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.
R404.2	Climatic Geological	No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by the presence of water and other materials detrimental to wood foundations in the soil. Wood foundations, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar

<b>ADMINISTRATIVE &amp; OTHER CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
		with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic demand placed on buildings and structures in this region, coupled with the dryer weather conditions, it is the intent of this amendment to reduce or eliminate potential problems resulting from the use of wood footings and foundations.
R501.2	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
R503.2.4 Figure R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size, nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
Table R602.3(1) Table R602.3(2)	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels demonstrated lower strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing.
R602.3.2 Table R602.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
R602.10.2.3	Geological	The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault

<b>ADMINISTRATIVE &amp; OTHER CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
		systems capable of producing major earthquakes, including, but not limited, to the 1994 Northridge Earthquake. Plywood shear walls with high aspect ratio experienced many failures during the Northridge Earthquake. This proposed amendment specifies a minimum braced wall length to meet an aspect ratio consistent with other sections of the California Residential Code, and to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damage to property. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed during the 1994 Northridge Earthquake.
Table R602.10.3(3)	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance of buildings and structures, this local amendment reduces or eliminates the allowable shear values for shear walls sheathed with lath, plaster, or gypsum board. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads.
Table R602.10.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This amendment specifies minimum WSP sheathing thickness and nail size and spacing, so as to provide a uniform standard of construction to improve the performance level of buildings and structures, given the potential for higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force following the 1994 Northridge Earthquake. In September 2007, cyclic testing data was provided to the Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels underperformed nailed wood structural shear panels. Test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results.
Table R602.10.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity with respect to the "maximum shear wall aspect ratios" of the framing of the shear walls when designed for high levels of seismic loads. This amendment is consistent with the shear wall aspect ratio provision of Section 4.3.4 of

<b>ADMINISTRATIVE &amp; OTHER CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
		AWC SDPWS-2015.
Figure R602.10.6.1	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
Figure R602.10.6.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of typical 3/8-inch thick plywood during the Northridge Earthquake. This change to the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-11. This amendment is a continuation of amendments adopted during prior Code adoption cycles.
Figure R602.10.6.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The proposal in which "washers shall be a minimum of 0.229 inch by 3 inches by 3 inches in size" is consistent with Section R602.11.1 of the California Residential Code and Section 2308.3.1 of the California Building Code. This amendment is a continuation of amendments adopted during prior Code adoption cycle.
R606.4.4	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D0, D1, or D2, or on townhouses in Seismic Design Category C.
R606.12.2.2.3	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Reinforcement using longitudinal wires for buildings and structures located in high seismic areas is not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls helps to improve the seismic performance of masonry buildings and structures.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide

<b>ADMINISTRATIVE &amp; OTHER CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
		any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size of openings is consistent with the requirements of Section R301.2.2.6.
R1001.3.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.
Appendix AZ AZ101.1, AZ102.1, AZ103.1, AZ103.4, AZ107.1	Administrative, Voluntary Appendix Climatic Geologic Topographical	Adoption of this appendix is necessary because strict compliance with state and local standards and laws would prevent, hinder, or delay the mitigation of the effects of a declared shelter crisis or other emergency. The modifications to this appendix are administrative in nature, to provide clarification of various provisions of the language of this voluntary Appendix.
AZ106.1	Climatic, Voluntary Appendix	Los Angeles County is subject to extreme temperatures, and many of these membrane structures will be erected and occupied during severe weather events. It is necessary to include this amendment to ensure the safety, health, and comfort of the occupants is maintained during extreme heat and cold.
AZ110.1.1, AZ110.1.2	Administrative, Voluntary Appendix	These sections are simply a cross reference to the State Plumbing Code requirement for user convenience and is not adding a new building standard nor enacting a more restrictive requirement. To the extent findings are requested, see prefatory language in this Section.
AZ110.3	Climatic, Voluntary Appendix	The County may utilize mobile restroom facilities that are physically separate from the living facilities. Due to the potential for severe local weather conditions, with extreme temperatures or torrential rain, the distance to the restroom facilities required for the comfort, safety, and health of displaced people should be reduced to 300 feet or as determined by the Building Official.

<b>GREEN BUILDING STANDARDS CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
301.1, 301.1.1	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for all residential additions and alterations, and for residential buildings of seven stories or greater in height, will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.
301.3, 301.3.3	Climatic and	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather

**GREEN BUILDING STANDARDS CODE AMENDMENTS**

<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
	Topographic	conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.
4.106.4.1, 4.106.4.1.1, 4.106.4.2, 4.106.4.2.1, 4.106.4.2.2, 4.106.4.2.3	Climatic	The County of Los Angeles is a densely populated area with elevated levels of greenhouse gas emissions. The proposed modification to increase the number of EV charging spaces and stations will help to promote the use of electric vehicles and significantly reduce local air and noise pollution and greenhouse gas emissions, thereby improving the health of the County's residents, businesses, and visitors.
4.106.5	Climatic and Topographic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce and maintaining storm water runoff quality is required. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality.
4.106.6, 4.106.6.1, 4.106.6.2, 4.106.6.3, Table 4.106.6(1) Table 4.106.6(2)	Climatic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Adding mandatory requirements for cool roofs for residential occupancies will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, and improved environmental air quality.
5.106.3	Climatic and Topographic	The County of Los Angeles is a densely populated area having buildings constructed within a region where water is scarce and maintaining storm water runoff quality is required. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality.
Table 5.106.5.3.1	Climatic	The County of Los Angeles is a densely populated area with elevated levels of greenhouse gas emissions. The proposed modification to increase the number of EV charging spaces and stations will help to promote the use of electric vehicles and significantly reduce local air and noise pollution and greenhouse gas emissions, thereby improving the health of the County's residents, businesses, and visitors.
5.106.11, 5.106.11.1, 5.106.11.2, 5.106.11.3, Table 5.106.11	Climatic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Adding mandatory requirements for cool roofs for nonresidential occupancies will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, and improved environmental air quality.
A5.601.1	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven

<b>GREEN BUILDING STANDARDS CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
		stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.

<b>EXISTING BUILDING CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
302.6.1 to 302.6.3	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendments is to prevent inadequate construction or bracing to increase resistance to horizontal forces, thus minimizing hazards to life or property in the event of an earthquake.
302.7	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendment is to minimize injuries caused by shattering glass in the event of an earthquake.
A401.2	Geologic, Administrative, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures.
A404.1	Administrative, Geologic, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures. Due to these factors, the County requires a licensed architect or engineer stamp and approval of the construction documents.

**NOTICE OF PUBLIC HEARING  
CITY OF MALIBU  
CITY COUNCIL**

The Malibu City Council will hold a public hearing on **Monday, January 12, 2026 at 5:30 p.m. on the item identified below in the Council Chambers at Malibu City Hall, located at 23825 Stuart Ranch Road, Malibu, CA.**

Public comment can be submitted ahead of the public hearing to [citycouncil@malibucity.org](mailto:citycouncil@malibucity.org) for inclusion in the public record. To participate during the public hearing, please visit <https://malibucity.org/VirtualMeeting> and follow the directions for signing up to speak and downloading the Zoom application.

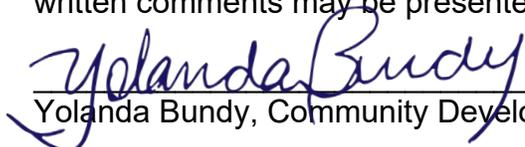
CALIFORNIA BUILDING STANDARDS CODE: ORDINANCE 531

AN ORDINANCE OF THE CITY OF MALIBU ADOPTING BY REFERENCE TITLE 26 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA BUILDING CODE, 2025 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA ELECTRICAL CODE, 2025 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA PLUMBING CODE, 2025 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA MECHANICAL CODE, 2025 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION; TITLE 31 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION; THE CALIFORNIA ENERGY CODE, 2025 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION; THE CALIFORNIA FIRE CODE, 2025 EDITION; THE CALIFORNIA REFERENCES STANDARDS CODE, 2025 EDITION; THE CALIFORNIA ADMINISTRATIVE CODE, 2025 EDITION, THE CALIFORNIA HISTORICAL BUILDING CODE, 2025 EDITION, MAKING AMENDMENTS TO SAID CODES; DECLARING THE URGENCY THEREOF; REPEALING ORDINANCE NO. 503; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

COPIES OF THE CODE IS ON FILE WITH THE CITY CLERK AND OPEN TO PUBLIC INSPECTION.

IF YOU CHALLENGE THE CITY COUNCIL'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR OTHERWISE HELD BY THE CITY, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, EITHER AT OR PRIOR TO THE PUBLIC HEARING.

If there are any questions regarding this notice, please contact Yolanda Bundy, Community Development Director/Building Official, at (310) 456-2489, ext. 229. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the City Council on or before the date of the meeting.

  
\_\_\_\_\_  
Yolanda Bundy, Community Development Director/Building Official

Publish Dates: December 25, 2025, January 1, 2026 and January 8, 2026

ATTACHMENT 3